

\$11,995,000 - 137 Elbow Beach Road, Alys Beach

MLS® #984004

\$11,995,000

5 Bedroom, 6.00 Bathroom, 4,587 sqft

Detached Single Family on 0.09 Acres

ALYS BEACH, Alys Beach, FL

Don't miss this chance to claim a stunning home one off the gulf front in Alys Beach, an exceptional value that sets you apart at this price point! Poised on a prominent corner lot on the south side, this offering presents an extraordinary opportunity to own a thoughtfully designed coastal residence with curated architectural integrity and sweeping western views to the Gulf. This five-bedroom, five-and-a-half-bathroom home encompasses 4,587 square feet of refined interior living, complemented by 1,971 square feet of open-air balconies and 663 square feet of covered loggia space crafted to embrace the effortless indoor- outdoor lifestyle that defines Alys Beach. An elevated private pool and a separate spa, positioned beside the third-floor primary suite, offer an intimate retreat with rare vantage points overlooking the protected corridor of Paradise by the Sea. With three open exposures and a two-car garage... this residence exudes presence, privacy, and elegance.

Designed by Chancey Architecture and brought to life by Arkon Group General Contractors, this home is currently under construction, allowing for a discerning buyer to personalize. The seller invites a buyer to assume the existing construction contract for an all-in investment of \$11,995,000 and close now. Estimated completion is 12 to 14 months.

An exceptional offering in one of the Gulf Coast's most architecturally significant



communities. Purchase now for immediate
Alys Beach ownership benefits.

Built in 2027

Essential Information

MLS® #	984004
Price	\$11,995,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,587
Acres	0.09
Year Built	2027
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Active

Community Information

Address	137 Elbow Beach Road
Area	18 - 30A East
Subdivision	ALYS BEACH
City	Alys Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Tap Fee Paid, Underground
Parking	Garage Door Opener
# of Garages	2
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated

Interior

Interior Features	Pantry, Washer/Dryer Hookup, Elevator
Appliances	Dishwasher, Microwave, Refrigerator
Heating	Gas - Natural
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, Hot Tub, Outdoor Kitchen
Lot Description	Corner Lot, Covenants, Curb & Gutter, Restrictions, Sidewalk, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Concrete
Construction	Block, Concrete, Stucco

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Christies International Real Estate Emerald Coast
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Listing information last updated on September 15th, 2026 at 4:37pm CDT