

\$18,000,000 - 31 Sea Castle Alley, Alys Beach

MLS® #1003040

\$18,000,000

5 Bedroom, 6.00 Bathroom, 3,487 sqft

Detached Single Family on 0.04 Acres

ALYS BEACH, Alys Beach, FL

Nestled on Turtle Bale Walkway, and positioned in Alys Beach's most exclusive enclave of true gulf view homes, this extraordinary custom home, masterfully designed by Khoury Vogt, redefines coastal luxury. Commanding stunning Gulf views from 3 floors over Turtle Bale Green, this architectural masterpiece blends Old World artistry with contemporary sophistication. Vibrant accents in teal, seafoam and emerald greens, pale pink, and light blue complement Venetian plaster walls and exquisite fully custom wood finishes, create an exclusive, elevated living experience.

The first floor welcomes you through a striking iron pivot door into an octagonal entry rotunda, wrapped in custom wood paneling and floored with large Paris Casa Grey Limestone. A breathtaking suspended wood staircase frames views of the coveted ground level private pool and loggia. Additionally, this level features a fountain facing bedroom with a view of the iconic walkover. A charming bunk room, a full bath, half bath, elevator and an air-conditioned two-car garage with carriage-style doors and Christiana built-in cabinets, designed with room to install two lifts, for a total of four cars. Ascending to the second floor, the heart of the home unfolds with an open-concept living area framed by a seafoam green wood floating ceiling, and adorned with luxurious Minotti furniture. The Main area flows effortlessly from the



state-of-the-art Bulthaup European kitchen, equipped with premium Gaggenau appliances, to the large balcony overlooking the gulf. The formal dining room, enveloped in a strikingly elegant blue Venetian plaster, is separated from the main space by a custom glass partition, while a cozy inglenook conversation area invites intimate gatherings while staying connected to the main areas. A guest master suite and powder bath complete this level.

The third floor houses the opulent primary suite, a serene retreat with an oversized private balcony showcasing sweeping Gulf views. Its boutique-style Eggersmann closet system, featuring built-in jewelry cases and a private washer-dryer, redefines luxury. Marble-clad bathrooms, illuminated by exquisite old world chandeliers, elevate the experience, while a second guest master suite ensures ample space for family or guests.

Crowning the home, the fourth-floor rooftop deck is an entertainer's dream. Features include a full summer kitchen, conversation fire pit, Minotti outdoor furniture, bonus dog park, and a panoramic Gulf viewing area for morning coffee. Savor sunsets and host unforgettable family gatherings.

Premium Lowen fold away doors offer seamless flow from indoor to outdoor spaces, while vibrant tile accents and a curated blend of Old World art, bespoke lighting, and fine art pieces harmonize with modern baths and kitchen decor to create a vibrant and fun beach living experience. Convenience is prioritized with a Control4 smart house system, allowing customizable light, music and drapery scenes throughout. A full-house Culligan water purifier and water leak protection system with auto shut-off ensure peace of mind when away. Experience the harmonious, sophisticated beach lifestyle of 31 Sea Castle.

With your ownership comes access to dramatic community pools, fitness spa, restaurants, private beach club, and tennis-pickleball center. 30-A is fast becoming a world class golf destination to compliment its award-winning beaches. This extraordinary proximity to beach access lies just a few steps from your beach retreat!

Built in 2023

Essential Information

MLS® #	1003040
Price	\$18,000,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,487
Acres	0.04
Year Built	2023
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	31 Sea Castle Alley
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, Underground
Parking	Garage Door Opener

# of Garages	2
View	Gulf
Water View	Gulf
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Beamed Ceilings, Vaulted Ceiling(s), Tray Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Walls Paneled, Wet Bar, Woodwork Painted, Natural Woodwork, Elevator
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer
Heating	Heat High Efficiency, Gas - Natural
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Pool - Gunite Concrtr, Outdoor Shower, Outdoor Kitchen
Windows	Storm Window(s), 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	Scenic Sotheby's International Realty
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Listing information last updated on September 14th, 2026 at 4:22am CDT