

\$13,495,000 - 45 La Garza Court, Alys Beach

MLS® #997247

\$13,495,000

4 Bedroom, 6.00 Bathroom, 5,314 sqft
Detached Single Family on 0.10 Acres

ALYS BEACH, Alys Beach, FL

This exceptional Alys Beach residence offers an elevated take on coastal living, thoughtfully designed for both refined entertaining and effortless everyday comfort. A cohesive vision of architecture, craftsmanship, and interiors brings depth and character to each space, creating a home that feels both sophisticated and inviting. Featured in Melanie Turner's Inviting Interiors, the residence reflects her signature approach to collected design, blending global influences, handcrafted details, and curated materials inspired by travels throughout Greece, Morocco, Spain, and the Mediterranean. At its center, the kitchen is a true focal point, featuring custom Karpaty cabinetry, a striking Moroccan tile backsplash, and a suite of premium appliances. Inspired by traditional Moroccan riads, the design incorporates rich texture, timeless materials, and thoughtful architectural details that create an atmosphere that feels both transportive and deeply connected to its Alys Beach setting. The expansive island, complemented by sculptural seating, creates a natural connection between the living and dining areas, encouraging a seamless flow throughout the home.

Throughout the residence, carefully curated furnishings and finishes sourced through Melanie Turner Interiors, complemented by Kelly Wearstler pieces, create layers of sophistication and individuality. Custom lighting, artisan details, hand-selected artwork,



and bespoke elements throughout reinforce the home's unique sense of place, where every selection feels intentional rather than simply decorative.

Outdoor living is equally compelling, with two resort-style pools creating multiple destinations for relaxation and entertaining. The central courtyard serves as a private sanctuary, featuring one of the most substantial courtyard pool settings in Alys Beach and surrounded by custom curated tile selections, elegant archways, white plaster surfaces, and the calming presence of water.

Inspired by the timeless beauty of Mediterranean living, the space is enhanced by an integrated bar and grilling area, creating the ideal setting for quiet moments or lively gatherings.

The rooftop level provides an additional layer of luxury, featuring a heated pool, fire pit lounge, outdoor bar, and grilling station, all set against sweeping views of Alys Beach. Designed as an extension of the home's entertaining spaces, this elevated retreat offers a private setting to enjoy the surrounding architecture and coastal atmosphere.

A charming casita offers a private retreat for guests, complete with a bedroom and full bath, allowing for comfort and privacy while remaining connected to the main residence. Expansive nano doors open to a beautifully integrated outdoor living space, creating a seamless transition between indoor and outdoor environments.

The rooftop level provides an additional layer of luxury, featuring a heated pool, fire pit lounge, outdoor bar, and grilling station, all set against sweeping views of Alys Beach. The

owner's suite continues the home's thoughtful design narrative with custom mural work, refined finishes, and a spa-inspired bath with a sculptural soaking tub. A private office, positioned just off the balcony, offers a quiet space with serene courtyard views.

Two additional guest bedrooms with en-suite baths are located on the second floor, one featuring a Juliet balcony overlooking the courtyard. An elevator provides convenient access to all three levels, enhancing the home's overall livability.

Thoughtfully designed with both form and function in mind, the residence offers a rare level of storage and livability not often found in Alys Beach. From dedicated climate-controlled beach and pool storage to a customized third-floor owner's closet, each space was intentionally planned to support effortless everyday living without compromising the home's refined design. Additional features include DensArmor Plus mildew-resistant drywall, a whole-home water filtration system, hidden surround sound, bespoke lighting selections, and a custom handcrafted stairwell fixture spanning all three levels, further reinforcing the exceptional attention to detail found throughout the home. Dedicated parking for two vehicles is provided in a rear motor court.

Ideally positioned near Palmera Park, Caliza Pool, and Gulf Green beach access, the home is just a short stroll to the owners' Beach Club, offering effortless access to the white sands and emerald waters of the Gulf. More than a coastal retreat, this is a thoughtfully curated residence where architecture, design, and the art of Alys Beach living come together effortlessly.

Built in 2018

Essential Information

MLS® #	997247
Price	\$13,495,000
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,314
Acres	0.10
Year Built	2018
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	45 La Garza Court
Area	18 - 30A East
Subdivision	ALYS BEACH
City	Alys Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Public Sewer, Public Water
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Vaulted Ceiling(s), Fireplace 2+, In-Law Floorplan, Kitchen Island, Pantry, Split Bedroom, Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Double Oven, Washer, Gas Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Hot Tub, Outdoor Kitchen, Rain Gutters
Windows	Window Bay
Roof	Concrete
Construction	Block, Concrete, Stucco

School Information

Elementary	Bay
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
--------	---------------------

Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325
Listing information last updated on June 12th, 2026 at 4:07pm CDT