

\$32,000,000 - 57 Sea Castle Alley, Alys Beach

MLS® #996699

\$32,000,000

6 Bedroom, 7.00 Bathroom, 5,142 sqft

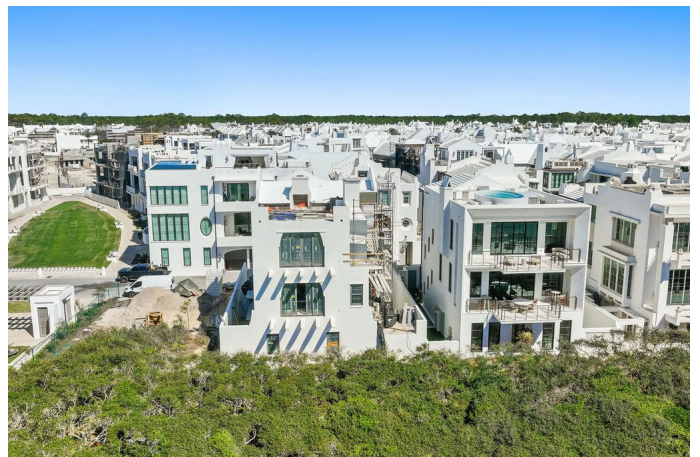
Detached Single Family on 0.13 Acres

ALYS BEACH, Alys Beach, FL

There are few experiences along 30A as rare as standing on your own stretch of sand in Alys Beach, with nothing between you and the horizon but the sound of the Gulf.

Set directly gulf front, this 6-bedroom, 6-bathroom residence encompassing 5,142 square feet is scheduled for completion in late 2026 and represents an exceptional opportunity to own newly constructed beachfront within one of the most architecturally revered communities in the country. Here, the meeting of land and water is not simply a backdrop. It is the foundation of the home's design. The architecture reflects the signature language of Alys Beach, where luminous white masonry, sculpted archways, and balanced proportions create a sense of permanence and restraint. Inspired by Bermudian and Mediterranean traditions yet executed with modern precision, the residence is designed to feel timeless from the moment it is completed. The approach unfolds with intention, transitioning from the quiet elegance of the streetscape to the expansive openness of the Gulf beyond.

Inside, the home is oriented entirely toward the water. Expansive glass captures uninterrupted views, while generous living spaces open seamlessly to gulf-front terraces and a private pool overlooking the sand. The layout is thoughtfully composed to support both everyday living and large-scale entertaining,



allowing gatherings to move effortlessly from interior spaces to the outdoors. Morning light fills the main living areas as the sun rises over the water, while evenings are defined by coastal breezes and the soft glow of sunset reflecting off the home's white façade.

Six well-appointed bedroom suites provide privacy and comfort for family and guests, each designed with refined materials and careful attention to proportion. The primary suite is positioned to maximize both perspective and seclusion, creating a true retreat within the home, framed by views of the Gulf and accompanied by the steady rhythm of the surf.

Beyond the property itself, ownership in Alys Beach offers access to a lifestyle defined by design and intention. Private beach entries, the iconic Caliza Pool, a comprehensive wellness center, tennis and pickleball courts, and a carefully curated town center all contribute to a community experience that is both elevated and enduring. Architectural standards preserve the visual integrity of the surroundings, ensuring that each home contributes to a cohesive and lasting coastal landscape.

Gulf-front new construction in Alys Beach is exceptionally limited. Upon completion in 2026, this residence will stand as a significant addition to one of the most distinctive stretches of coastline along 30A, offering a rare combination of beachfront presence, architectural excellence, and long-term value in a setting that continues to define refined coastal living.

Built in 2026

Essential Information

MLS® #	996699
Price	\$32,000,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,142
Acres	0.13
Year Built	2026
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	57 Sea Castle Alley
Area	18 - 30A East
Subdivision	ALYS BEACH
City	Alys Beach
County	Walton
State	FL
Zip Code	32461

Amenities

Utilities	Public Sewer, Public Water
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Elevator
Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony
Lot Description	Covenants, Within 1/2 Mile to Water

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	Corcoran Reverie SRB
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