

\$5,980,000 - 74 Nonesuch Way, Alys Beach

MLS® #1011240

\$5,980,000

4 Bedroom, 5.00 Bathroom, 3,197 sqft

Detached Single Family on 0.09 Acres

ALYS BEACH, Alys Beach, FL

Set within one of South Walton's most sought-after coastal enclaves, 74 Nonesuch Way is a sophisticated residence by T.S. Adams Architects, pairing timeless Mediterranean-inspired architecture with an effortless, light-filled interior. Ideally positioned as an end-cap residence with no shared walls, the 3,197-sq.-ft. home benefits from an exceptional number of windows, filling the living spaces and bedrooms with natural light.

Designed with both everyday living and hosting in mind, the home offers four generously sized full bedrooms, each with windows, plus a dedicated bunk room. A full bedroom on the main level provides added flexibility for guests, while the primary suite and bunk room are among the home's most inviting spaces. The thoughtful bedroom configuration creates true separation and privacy while comfortably accommodating family and guests. A dramatic arched entry opens to expansive living and dining spaces that feel bright, open, and connected. The generously sized kitchen anchors the main living area with an oversized island, abundant cabinetry and storage, a dedicated pantry, dual-zone wine refrigerator, premium appliances, and new pendant lighting. The kitchen flows naturally into the sunlit dining area and living room, creating one large, inviting gathering space.

Throughout the home, recent updates have



given the interiors a fresh, collected feel, including new furnishings and artwork, select interior paint, new LED recessed lighting, and updated kitchen pendants. The renovated powder room has become a standout space in its own right, bringing an unexpected design moment to the main level.

The private courtyard extends the living space outdoors with a 42-inch Alfresco grill and hood, fountain feature, and tiled areas for dining and entertaining. Importantly, the courtyard offers ample room to add a private pool, creating the opportunity to further transform the space into a secluded outdoor retreat. Pool renderings are available to help illustrate the potential.

A two-car garage, particularly valuable within Alys Beach, adds another layer of everyday functionality. Additional improvements include a new energy-efficient HVAC system installed in 2025, exterior repainting completed in 2025, and Control4 home automation for climate and lighting, along with additional cabinet and window repairs and replacements completed following purchase.

Offered fully furnished with refreshed furnishings and artwork throughout, 74 Nonesuch Way is a turnkey opportunity that stands apart for the qualities that matter most: an end-cap position, abundant windows and natural light, four true and spacious bedrooms plus a bunk room, a main-level bedroom, expansive kitchen and living spaces, a two-car garage, and a courtyard with room to add a private pool. Moments from the Gulf, it offers a rare combination of space, privacy, and effortless coastal living in Alys Beach.

Built in 2013

Essential Information

MLS® #	1011240
Price	\$5,980,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,197
Acres	0.09
Year Built	2013
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Active

Community Information

Address	74 Nonesuch Way
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

Interior

Interior Features	Fireplace
Appliances	Dishwasher, Disposal, Dryer, Microwave, Washer
Heating	Heat High Efficiency, Gas - Natural
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Lot Description	Corner Lot, Within 1/2 Mile to Water
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Windows	Storm Window(s)
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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