

\$5,495,000 - 94 Nonesuch Way, Alys Beach

MLS® #1006954

\$5,495,000

4 Bedroom, 5.00 Bathroom, 2,932 sqft

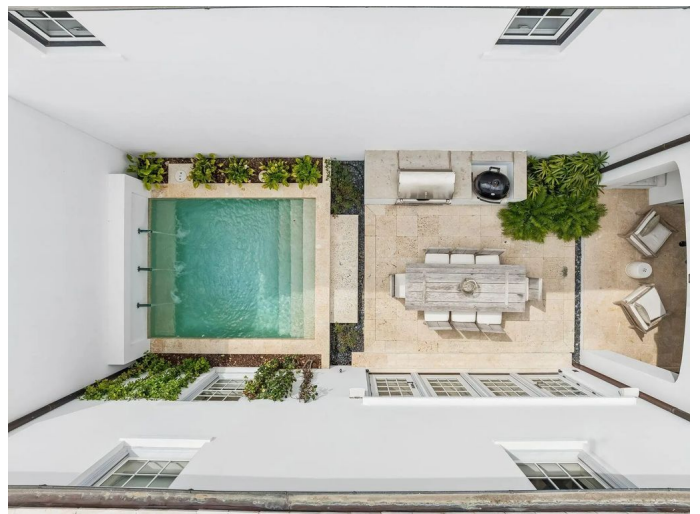
Detached Single Family on 0.08 Acres

ALYS BEACH, Alys Beach, FL

Positioned on one of Alys Beach's most coveted streets, this beautifully maintained residence by acclaimed architect Gary Justiss captures the timeless elegance and effortless livability that define Scenic Highway 30A's most sought-after coastal communities. Thoughtfully designed with four bedrooms, a bunk room and exceptional indoor-outdoor living spaces, the home offers a versatile floor plan, equally suited for full-time living, a second home or a high-performing luxury vacation rental.

The heart of the home unfolds around a private courtyard designed for gathering and relaxation. A sparkling heated pool is complemented by a covered loggia, outdoor dining area, gas grill, fireplace and outdoor television, creating an inviting setting for entertaining from morning coffee through evening cocktails. Inside, the open-concept great room brings together the living, dining and kitchen spaces beneath refined architectural details, while a gas fireplace and expansive center island create a warm and welcoming atmosphere for everyday living.

One of the home's defining features is its dual primary suites, offering exceptional flexibility for owners and guests alike. The first-floor primary suite opens to a private courtyard patio, while the spacious second-floor primary retreat offers a private balcony facing the park. Both offer spa-inspired baths with deep



soaking tubs and walk-in showers. Two additional guest bedrooms, both with ensuite baths, are joined by a bunk room with four built-in twin bunks, providing comfortable accommodations for family and friends. A two-car garage and outdoor shower, accessed from the rear alley, completes the thoughtfully designed floor plan.

Located just moments from the Caliza Pool and Restaurant, ZUMA Wellness Center and Caf  , Arboleda Park and the vibrant Town Center, this home places the very best of Alys Beach just outside your door.

As an established vacation rental grossing over \$220,000 in a calendar year, owners and guests enjoy access to Alys Beach's exceptional collection of resort-style amenities, including personalized concierge services, exclusive access to the Caliza Pool and Restaurant and Silva Pool and Restaurant, the ZUMA Wellness Center and Caf  , a premier racquet sports venue, private beach access and advance opportunities to purchase tickets for many of the community's signature events. The resort experience is further enhanced with 24-hour security, a dedicated guest portal, Wi-Fi, cable television and fully equipped kitchen essentials, while optional services including beach chair setups, beach food and beverage delivery, bicycle rentals, water sports equipment, private curated experiences and family portrait photography create an effortless coastal lifestyle for owners and visitors alike.

Built in 2014

Essential Information

MLS�� #	1006954
Price	\$5,495,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,932
Acres	0.08
Year Built	2014
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Contemporary
Status	Active

Community Information

Address	94 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, Garage
# of Garages	2
Has Pool	Yes
Pool	Heated, In Ground

Interior

Interior Features	Breakfast Bar, Bookcases, Crown Molding, Fireplace, Recessed Lighting, Pantry, Shelving, Washer/Dryer Hookup
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer, Gas Water Heater, Tankless Water Heater
Heating	Gas - Natural
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace
# of Stories	2

Exterior

Exterior Features	Balcony, Pool - Gunite Concrct, Outdoor Shower, Rain Gutters
Lot Description	Covenants, Interior Lot, Level, Restrictions, See Remarks, Sidewalk, Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Concrete
Construction	Block, Concrete, Stucco
Foundation	Slab

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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