

\$12,259,000 - 285 N Somerset St, ALYS BEACH

MLS® #957690

\$12,259,000

5 Bedroom, 7.00 Bathroom, 5,047 sqft
Detached Single Family on 0.17 Acres

ALYS BEACH, ALYS BEACH, FL

Nestled within the especial community of Alys Beach, 285 N Somerset Street stands as a timeless masterpiece of coastal luxury and elegance whilst channeling the captivating blend of Greek-inspired architecture, artistic elegance, and fortified construction. Upon initial approach, the cobblestone drive and gas lantern-lit entry lead way to the true four-season living corridor lined with bi-fold doors while providing seamless access to the main residence which spans over five thousand square feet in addition to the courtyard, dedicated outdoor dining area, and separate guest quarters. Bordered by lush vegetation overlooking the preserve area to the North, Lake Marilyn frontage to the West, and anchored by one of the largest private pools within the community, the courtyard provides a true oasis perfectly positioned to capture the coastal breeze and famed Emerald Coast sunsets providing a new palate of mesmerizing hues each and every night. An outdoor kitchen outfitted with a Twin Eagles Grilling station, a sunning deck, and a turfed conversation area are also nestled within the courtyard.

Upon entering the main residence, attention is immediately drawn to the array of hand-selected exotic finishes and expertly curated interiors planned by the acclaimed Dallas-based team at SHM Architects and executed by the esteemed design team at Avrea and Company. Soaring pecky



cypress-lined ceilings, Venetian plastered walls, a floor-to-ceiling window wall providing abundant natural light, and a fully equipped wet bar accented with stunning Zellige tilework define the living area.

Abutting to the living area, the gourmet kitchen boasts custom cabinetry with Rocky Mountain Hardware, an oversized island with waterfall marble tops and integrated seating, a walk-in pantry, and a custom-crafted dining table with seating for ten. The luxury appliance suite includes dual Sub Zero refrigeration, an Officine Gullo range imported from Italy, and dedicated wine refrigeration.

Accessed by a pivoting door that doubles as a work of art, the first-floor main suite encompasses a sitting area, direct access to the courtyard, and a sumptuous ensuite with dual vanities, custom tiled wet room with steam generation, soaking tub, heated marble floors, separate water closet, and an expansive walk-in wardrobe. Two powder rooms, a laundry area, and a two-car garage complete the first level.

Situated on the second level, the sprawling bunk room was configured with family gatherings in mind offering sleeping accommodations for eight in addition to the attached ensuite with the custom three-fixture vanity, contrasting blue tiled wet room, and separate water closet. Two additional fully equipped guest suites are also found on the second floor along with the shuttered outdoor patio overlooking the courtyard and preserve.

Reigning on over one hundred and fifty acres along Scenic Highway 30A, the master-planned community of Alys Beach affords residents with a culmination of amenities including access to the sugar white sand and iconic turquoise-hued waters, the

distinguished Caliza pool, the Zuma wellness center, a twenty-two-acre nature preserve, an exclusive beach club, and the vibrant town center with world-class dining and shopping venues. The meticulously planned interiors coupled with the peerless finishes and prime homesite placement offering a heightened sense of privacy make 285 N Somerset Street a unique and compelling opportunity for investors and full-time residents alike. Inquire today to coordinate a private viewing and start living the coastal lifestyle you deserve.

Built in 2021

Essential Information

MLS® #	957690
Price	\$12,259,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	5,047
Acres	0.17
Year Built	2021
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Active

Community Information

Address	285 N Somerset St
Area	30A East
Subdivision	ALYS BEACH
City	ALYS BEACH
County	WALTON
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Deed Access, Exercise Room, Playground, Pool, Short Term Rental - Allowed, Tennis, TV Cable Available, Waterfront, Sauna/Steam Room
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Parking Spaces	2
Parking	Garage: Attached
# of Garages	2
Has Pool	Yes
Pool	Private, Pool - In-Ground, Community

Interior

Interior Features	Breakfast Bar, Pantry, Ceiling Beamed, Furnished - Some
Appliances	Dryer, Freezer, Microwave, Range Hood, Stove/Oven Gas, Washer
Heating	Heat: Central Electric
Cooling	A/C: Two Or More, A/C: Central Electric
# of Stories	2

Exterior

Exterior	Concrete
Exterior Features	BBQ Pit/Grill, Guest Quarters, Patio Open, Porch Open, Pool - In-Ground

School Information

Elementary	Dune Lakes
Middle	EMERALD COAST
High	SOUTH WALTON

Additional Information

Zoning	Residential Single Family
HOA Fees	2693.88
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Corcoran Reverie SRB
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