

# \$4,095,000 - 94 N Charles St, INLET BEACH

MLS® #953364

## \$4,095,000

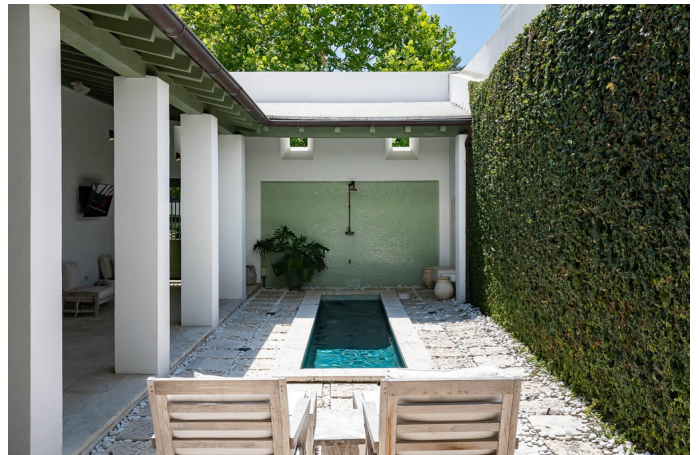
3 Bedroom, 4.00 Bathroom, 2,255 sqft  
Detached Single Family on 0.07 Acres

ALYS BEACH, INLET BEACH, FL

Quintessential Alys Beach courtyard home offering 3 BR, 3.5 BA and a second floor flex space is all masterfully designed by architect, Gary Justiss. Prime location fronting North Charles street with close proximity to Caliza Pool and Restaurant and Town Center. The serene private courtyard is surrounded by a generous shaded loggia overlooking the dipping pool and courtyard walls covered by lush creeping fig. The open floor plan kitchen, dining and living areas are finished in hand-applied Venetian plaster and flooring is Dominican Shellstone. The kitchen, with a limestone topped island, boasts top of the line appliances: Subzero refrigerator, Wolf 6-burner range with pot filler. Custom wormy oak cabinets and doors are found throughout the home matching the stained oak flooring on second level. Opening to the courtyard, the living room with fireplace, graceful arches and French doors creates a welcoming gathering space.

The first floor Master suite frames the courtyard and overlooks the pool. The Master bath offers a relaxing haven with an arched grotto inspired soaking tub, skylight, Mexican Beach Pebble tiled shower floor and double vessel sink vanity.

Two spacious bedrooms, each with private baths, children's flex space and rooftop terrace perfect for starry evenings complete the second floor. Built to "Fortified...For safer



living" standards. Home is being sold furnished and has rental linens and kitchen package already in place. Two assigned spaces in parking court.

Built in 2007

### Essential Information

MLS® #	953364
Price	\$4,095,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,255
Acres	0.07
Year Built	2007
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Other
Status	Active

### Community Information

Address	94 N Charles St
Area	30A East
Subdivision	ALYS BEACH
City	INLET BEACH
County	WALTON
State	FL
Zip Code	32461

### Amenities

Amenities	BBQ Pit/Grill, Beach, Deed Access, Elevators, Exercise Room, Playground, Pool, Tennis, Waterfront, Sauna/Steam Room, TV Cable Available, Pickle Ball
Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Underground
Has Pool	Yes

Pool Pool - In-Ground, Private, Pool - Gunite Concrct, Community

### **Interior**

Interior Features Fireplace, Furnished - All  
Appliances Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven:Self Cleaning, Refrigerator W/Ice Maker, Smoke Detector, Stove/Oven Gas, Washer  
Heating Heat High Efficiency  
Cooling A/C: High Efficiency  
Fireplace Yes  
Fireplaces Fireplace  
# of Stories 2

### **Exterior**

Exterior Concrete, Siding Stucco, Block, Roof Concrete  
Exterior Features Pool - In-Ground, Pool - Gunite Concrct  
Lot Description Within 1/2 Mile Of Water  
Windows Storm Windows  
Roof Block, Roof Concrete

### **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 Alys Beach Properties Llc

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