

# \$2,225,000 - M17 Longtail Rd, ALYS BEACH

MLS® #938176

## \$2,225,000

Bedroom, Bathroom, 11,761 sqft  
Residential Land on 0.27 Acres

ALYS BEACH, ALYS BEACH, FL

Priced below market value!!! Appraised in January 2024 for \$2,550,000. A rare opportunity to own a very special lot in Alys Beach! One of largest premier parcels remaining. Very private corner lot surrounded on two sides by the nature preserve. This sought after Villa type lot allows for a freestanding home with windows on all sides. Centrally located on the north end of Charles St. Walk to all of the Alys amenities, including the planned Silva pool and restaurant, Caliza pool, Zuma fitness center and the homeowners only Beach Club. The perfect location to build a legacy home and live the Alys lifestyle. Contact listing agent for build out times and more information.

## Essential Information

MLS® #	938176
Price	\$2,225,000
Square Footage	11,761
Acres	0.27
Type	Residential Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	M17 Longtail Rd
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, Sauna/Steam Room, TV Cable Available, Tennis, Waterfront
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Utilities	Electric Available, Gas - Natural, Public Sewer Available, Public Water Available, TV Cable Available, Underground
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### **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	Keller Williams Realty SRB
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