

# \$3,815,000 - 10 Lemon Hill Alley Z1, Alys Beach

---

MLS® #861856

**\$3,815,000**

4 Bedroom, 6.00 Bathroom, 3,442 sqft

Residential on 0.08 Acres

ALYS BEACH, Alys Beach, FL

Located on a corner homesite fronting on Turtle Bale pedestrian path overlooking Fonville Park with convenient access on Turtle Bale path to the Gulf of Mexico. Designed by Historical Concepts of Atlanta, GA, this new home currently under construction will deliver 4 generous bedrooms with 4 baths, and 2 half baths in 3,442 Conditioned Square Feet with 2 car garage. Features an open first floor Living, Dining, Kitchen area that opens to a large courtyard space with pool and separate outdoor loggia living area, and a first floor bedroom. Second floor offers a gracious Master Bedroom and bath, and a guest bedroom with bath. A third private bedroom and bath is located on second floor but accessed from courtyard area. Continue to the third floor roof top terrace that offers views southdown Turtle Bale path to the Gulf and extended east west views of Scenic Highway 30A.



Built in 2022

## Essential Information

MLS® #	861856
Price	\$3,815,000
Bedrooms	4
Sold Price	\$3,997,750
Bathrooms	6.00
Date Sold	2022-07-22
Full Baths	4

Days until Sold	563
Half Baths	2
Square Footage	3,442
Acres	0.08
Year Built	2022
Type	Residential
Sub-Type	Detached Single Family
Style	Other
Status	Sold

### **Community Information**

Address	10 Lemon Hill Alley Z1
Area	18 - 30A East
Subdivision	ALYS BEACH
City	Alys Beach
County	Walton
State	FL
Zip Code	32461

### **Amenities**

Amenities	Beach, Deed Access, Exercise Room, Pavillion/Gazebo, Playground, Pool, Sauna/Steam Room, Tennis, TV Cable, Waterfront
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	2
# of Garages	2
Has Pool	Yes
Pool	Pool - In-Ground, Private

### **Interior**

Interior Features	Fireplace, Furnished - None, Kitchen Island, Window Treatmnt None
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven Self Cleaning, Refrigerator W/IceMk, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat High Efficiency
Cooling	AC - High Efficiency
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	3

**Exterior**

Exterior	Block, Concrete, Roof Concrete, Stucco
Exterior Features	Patio Covered, Pool - In-Ground, Summer Kitchen
Lot Description	Corner
Windows	Storm Windows
Roof	Block, Roof Concrete

**School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

**Additional Information**

Days on Website	1227
Zoning	Resid Single Family
HOA Fees	1585.00
HOA Fees Freq.	Quarterly

**Listing Details**

Listing Office	Alys Beach Properties Llc
----------------	---------------------------