

# \$6,250,000 - 36 Caliza Lane, Alys Beach

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MLS® #894046

**\$6,250,000**

4 Bedroom, 6.00 Bathroom, 3,600 sqft

Residential on 0.05 Acres

ALYS BEACH, Alys Beach, FL

Sophisticated architectural styling beautifully paired with an unparalleled living experience perfectly characterizes this exceptional Alys Beach new construction. Ideally sited equidistant to Caliza Pool & Restaurant, Zuma (fitness/pool/spa/cafe), the tennis center, the entrance to the nature trails, and the Alys retail amphitheater. The newly completed and ultra-exclusive Alys Beach Club is a straight jaunt toward the gulf. This custom home was designed by Stackable/Mracek and built by Galvas Construction, featuring an exceptional 2,200 square feet of outdoor space including a 16-ft. rooftop fireplace and a south-facing rooftop pool with panoramic views of Alys set against the gulf. The creative design and extreme structural engineering of this home are one-of-a-kind in all of Alys. The result is the uniqueness of a 9-ft.-by-27-ft. rooftop pool that is five-feet deep, a full outdoor kitchen with luxurious al fresco dining, living, lounge and storage spaces. The courtyard features a stunning 20-ft. shell-stone water wall topped and flanked with gorgeous plantings. The courtyard design cleverly creates a three-story skylight flooding the common areas and en suite bathrooms with natural light. Relax and entertain with expansive sunset views and a Sonos sound system that includes the rooftop, master suite and interior common areas. The front elevation features a gas lantern-lit beveled entry below a Juliet-balcony and latticed porthole through which to view the dancing flames of the rooftop fireplace. The



second-story bay lends way to the perfect rooftop perch to enjoy Alys's stunning white architecture set against the blue of the gulf.

Inside, this well-planned home is just as innovative, with 2x2 shell-stone transitioning to rich double-matte finish black walnut plank flowing up the stairs and across the second-floor lounge into luxury bedrooms and en suite bathrooms. The design echoes the use of symmetrical grain black walnut in the wine bar of the lounge as well as the kitchen cabinet uppers and island which are grounded by matte black lower cabinets. The black suede island and white quartz countertops create a dynamic gourmet kitchen that is both practical and stylish. A two-car garage, wet room, spacious laundry, spare bunk room/office and deeded beach access round off the added benefits of this outstanding residence, which is set to become a local landmark. With the added attraction of the owner's only beach club, 30A living, and upscale shopping and dining a very short walk away, this home delivers a highly coveted lifestyle. This never-before-occupied home is being delivered fully furnished and stocked for its new owners.

Built in 2022

**Essential Information**

MLS® #	894046
Price	\$6,250,000
Bedrooms	4
Sold Price	\$6,000,000
Bathrooms	6.00
Date Sold	2022-05-06
Full Baths	4
Days until Sold	42
Half Baths	2

Square Footage	3,600
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Detached Single Family
Style	Contemporary
Status	Sold

### **Community Information**

Address	36 Caliza Lane
Area	18 - 30A East
Subdivision	ALYS BEACH
City	Alys Beach
County	Walton
State	FL
Zip Code	32461

### **Amenities**

Amenities	Beach, Community Room, Deed Access, Exercise Room, Pavillion/Gazebo, Pool, Tennis, Waterfront
Utilities	Electric, Public Sewer, Public Water, TV Cable
Parking Spaces	2
Parking	Garage, Garage Attached
# of Garages	2
Has Pool	Yes
Pool	Pool - In-Ground, Private

### **Interior**

Interior Features	Ceiling Crwn Molding, Ceiling Raised, Fireplace, Floor Hardwood, Floor Tile, Furnished - All, Kitchen Island, Lighting Recessed, Newly Painted, Owner's Closet, Pantry, Shelving, Washer/Dryer Hookup, Wet Bar, Window Treatment All
Appliances	Auto Garage Door Opn, Dishwasher, Disposal, Microwave, Oven Self Cleaning, Refrigerator, Smoke Detector, Stove/Oven Gas, Wine Refrigerator
Cooling	AC - Central Elect, AC - High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	3

## Exterior

Exterior	Concrete, Stucco
Exterior Features	Balcony, BBQ Pit/Grill, Deck Open, Fireplace, Patio Open, Pool - In-Ground, Porch, Summer Kitchen
Lot Description	Covenants, Restrictions, Sidewalk, Within 1/2 Mile to Water

## School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

## Additional Information

Days on Website	769
Zoning	Resid Single Family
HOA Fees	1585.00
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office	Scenic Sotheby's International Realty
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