

# \$2,475,000 - Uu2 Elbow Beach Road, Alys Beach

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MLS® #909892

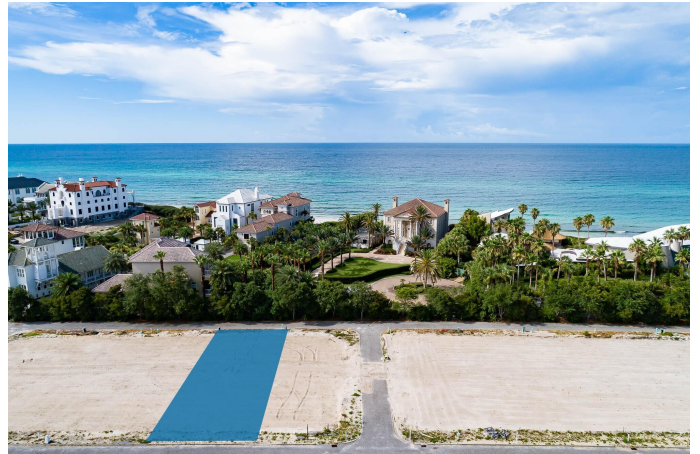
**\$2,475,000**

Bedroom, Bathroom, 3,920 sqft

Land on 0.09 Acres

ALYS BEACH, Alys Beach, FL

Newly released Custom Homesite UU2 brings to market a unique & welcomed variance to the Alys Beach Design Code. For the first time ever is an allowed 2 1/2 story home build with roof terraces showcasing the Alys Beach roof top architecture & view of the Gulf of Mexico. Homesite UU2 is situated on Elbow Beach Road fulfilled in a North to South manor capturing East to West sunlight. This iconic location will satisfy the most design savvy having this corner condition. Design opportunities are endless capturing this homesite's scaling to create beautiful indoor & outdoor elements. Courtyard pool, roof top terrace with summer kitchen for entertaining are only the beginning. This homesite is within close proximity to the private owners Beach Club & Restaurant and the Alys Beach Town Center.



## Essential Information

MLS® #	909892
Price	\$2,475,000
Sold Price	\$2,100,000
Date Sold	2022-12-30
Days until Sold	80
Square Footage	3,920
Acres	0.09
Type	Land
Sub-Type	Vacant Land

Status	Sold
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### **Community Information**

Address	Uu2 Elbow Beach Road
Area	18 - 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, Tennis, TV Cable, Waterfront, Whirlpool
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable, Underground
Features	Within 1/2 Mile to Water

### **Exterior**

Lot Description	Within 1/2 Mile to Water
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### **School Information**

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

### **Additional Information**

Days on Website	585
Zoning	Resid Single Family
HOA Fees	3000.00
HOA Fees Freq.	Quarterly

### **Listing Details**

Listing Office	Alys Beach Properties Llc
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