

SEA GARDEN
COURTS
AT
ALYS
BEACH



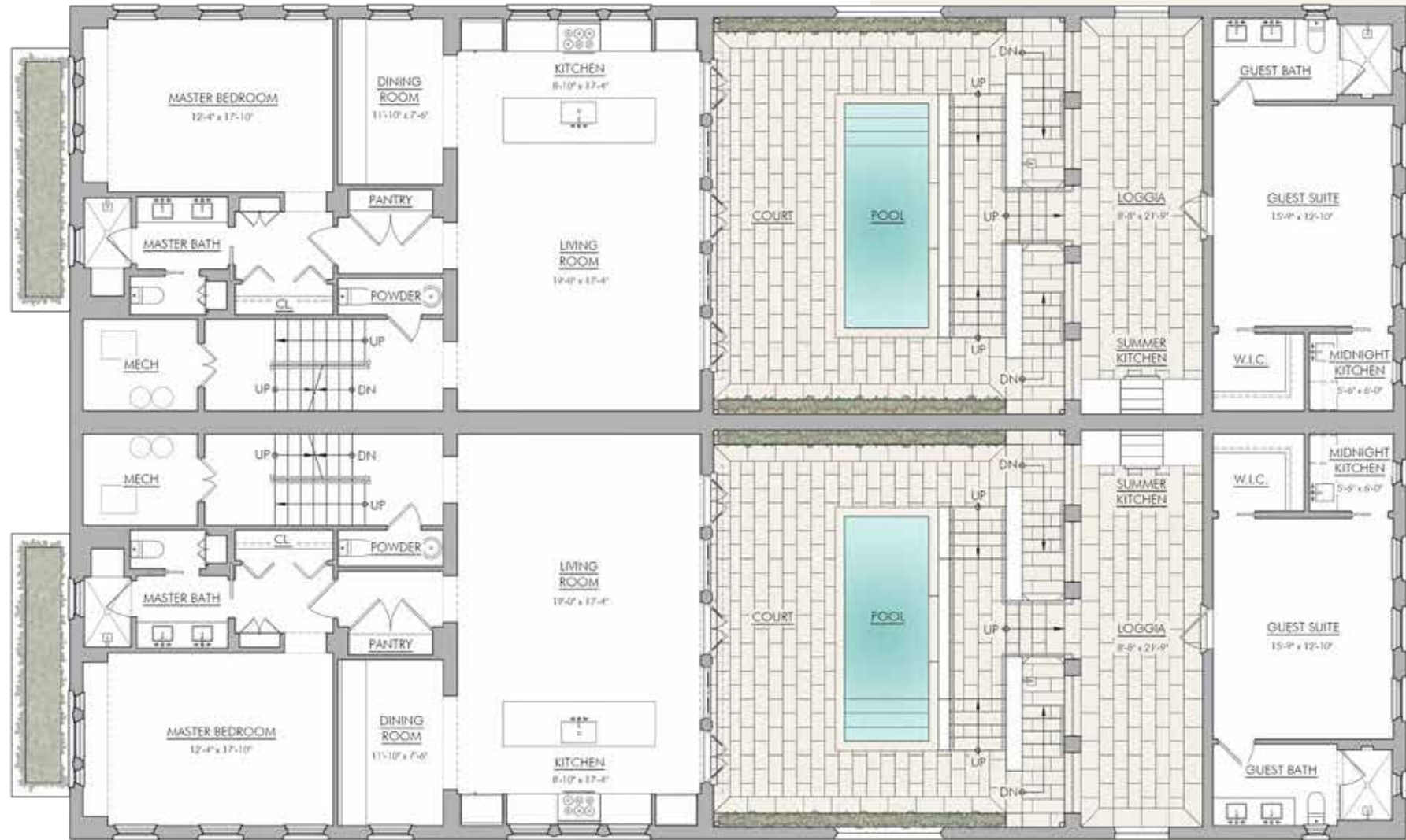


INTRODUCING SEA GARDEN COURTS

The Sea Garden Courts, sited just south of the enhanced wetlands on the western side of Alys, are composed of three sets of two 29-foot-wide residences, with pedestrian paths between each.

Privacy — a much desired quality in these homes — is established in several ways. The entries are separated from the street by tall built-in planters and trellises. These lead to a stair hall that ushers one into the main living floor, elevated half a floor above grade.

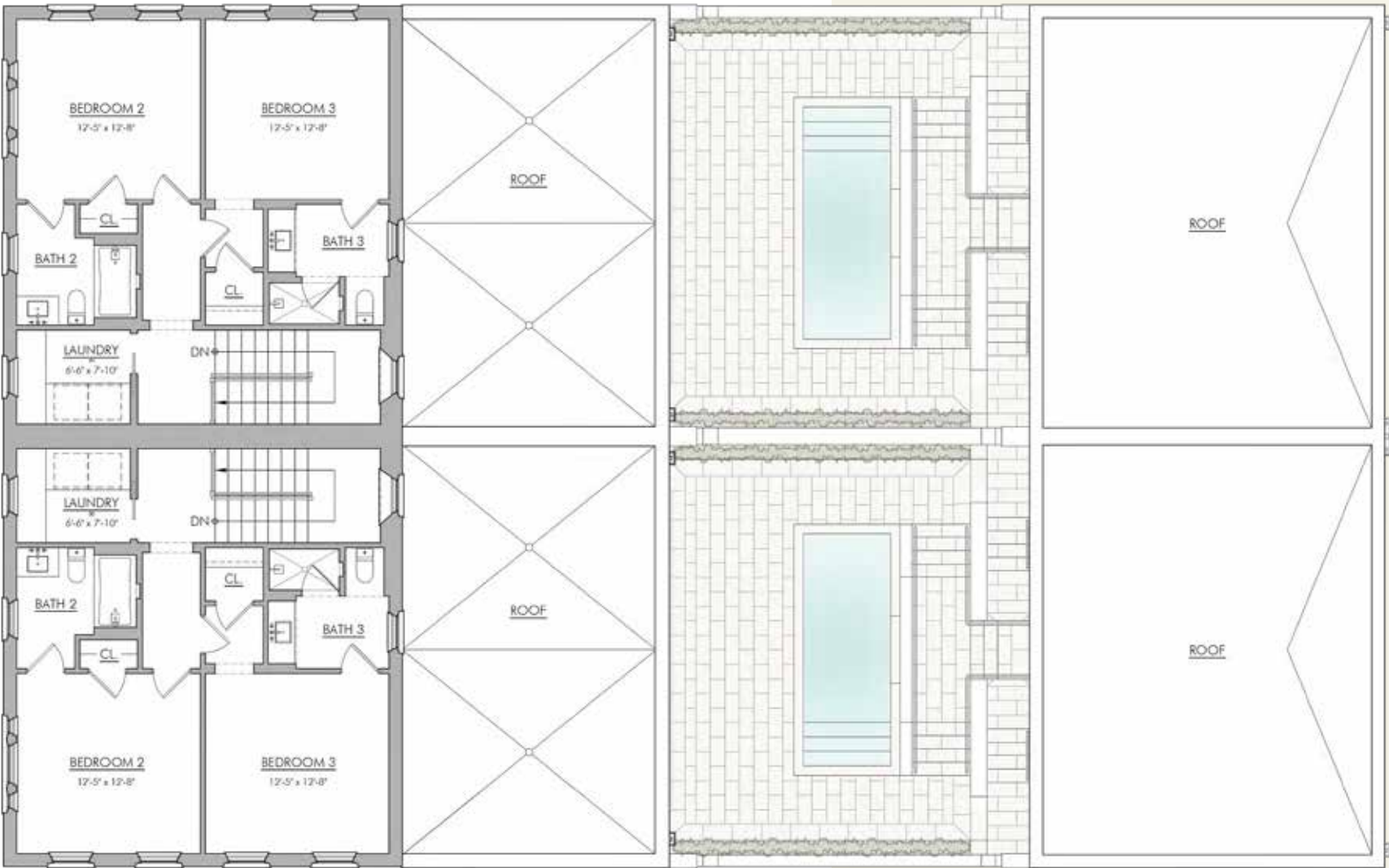
A simple great room that spans the width of the home and offers a 16-foot tall ceiling lends scale and grander to these urban residences. This great room, composed of a gracious living room and kitchen with an alcove dining area, in turn opens out to a private lushly landscaped walled courtyard with a small dipping pool. Across the court, an open-air raised loggia looks out on the court and enfronts a detached guest suite, both raised above an enclosed garage. The master suite with generous windows opening to the street below is located on the main living floor, and two additional bedrooms, each with en-suite bathrooms are offered on the second floor of the main house.



First Floor

4 BEDROOM
4 ½ BATH

Total Conditioned Area:	2868 sq. ft.
Total Covered Unconditioned Area:	1200 sq. ft.
Total Uncovered Unconditioned Area:	817 sq. ft.



Second Floor

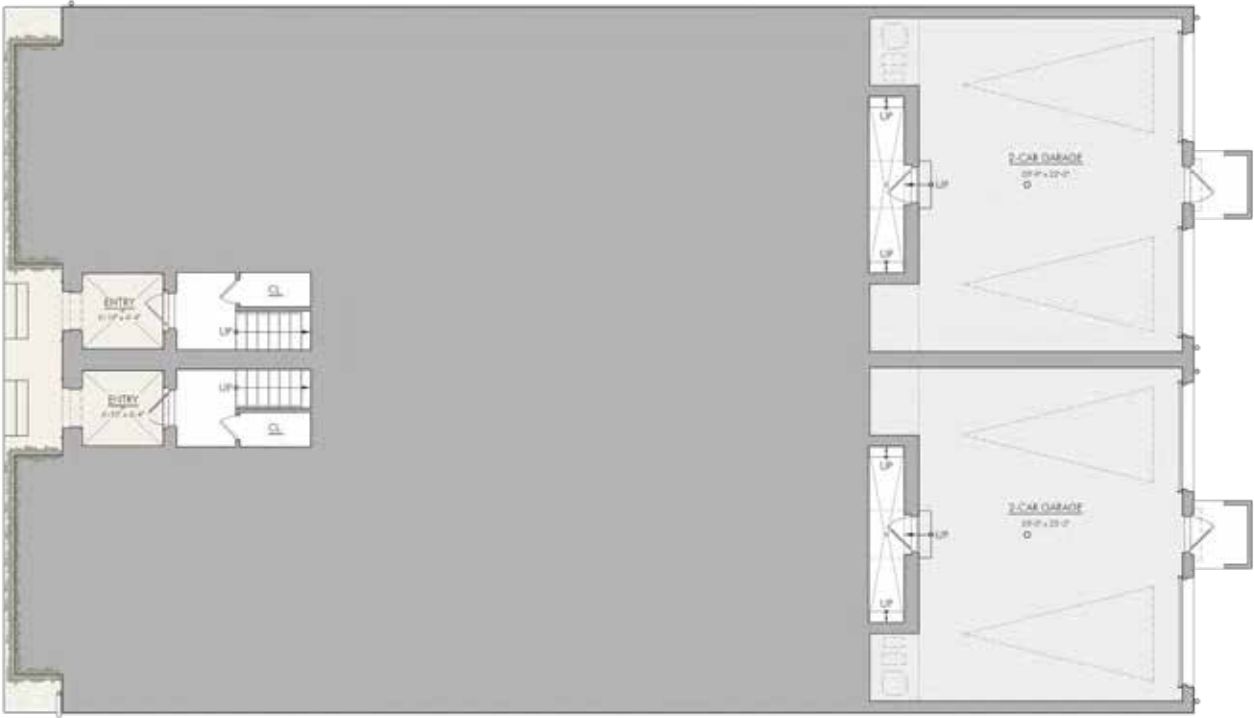
4 BEDROOM
4 ½ BATH

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SEA GARDEN COURTS



West Elevation



Entry / Garage Level



Site Map Detail



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