

PONTE VEDRA BEACH & ALL OF NORTHEAST FLORIDA

September/October 2024

Distinctive

REAL ESTATE



St. George Street
Downtown St. Augustine



Ponte Vedra Club
REALTY



Ponte Vedra Club
REALTY

WHY LIST WITH US?

At Ponte Vedra Club Realty, we are more than your realtor, we're your dedicated partner in buying and selling your home.

Our distinguished team of market-leading agents are committed to guiding you through the listing process and will go to great lengths to offer the highest level of customer satisfaction. Our experienced team values open communication and is equipped with the resources needed to enhance the marketability of your property and attract a wide audience of local, out-of-town, and international buyers.

Our decades of experience, intimate knowledge of the market, and connection to the renowned Five Diamond Ponte Vedra Inn & Club offer a first-class experience to our clients every step of the way.

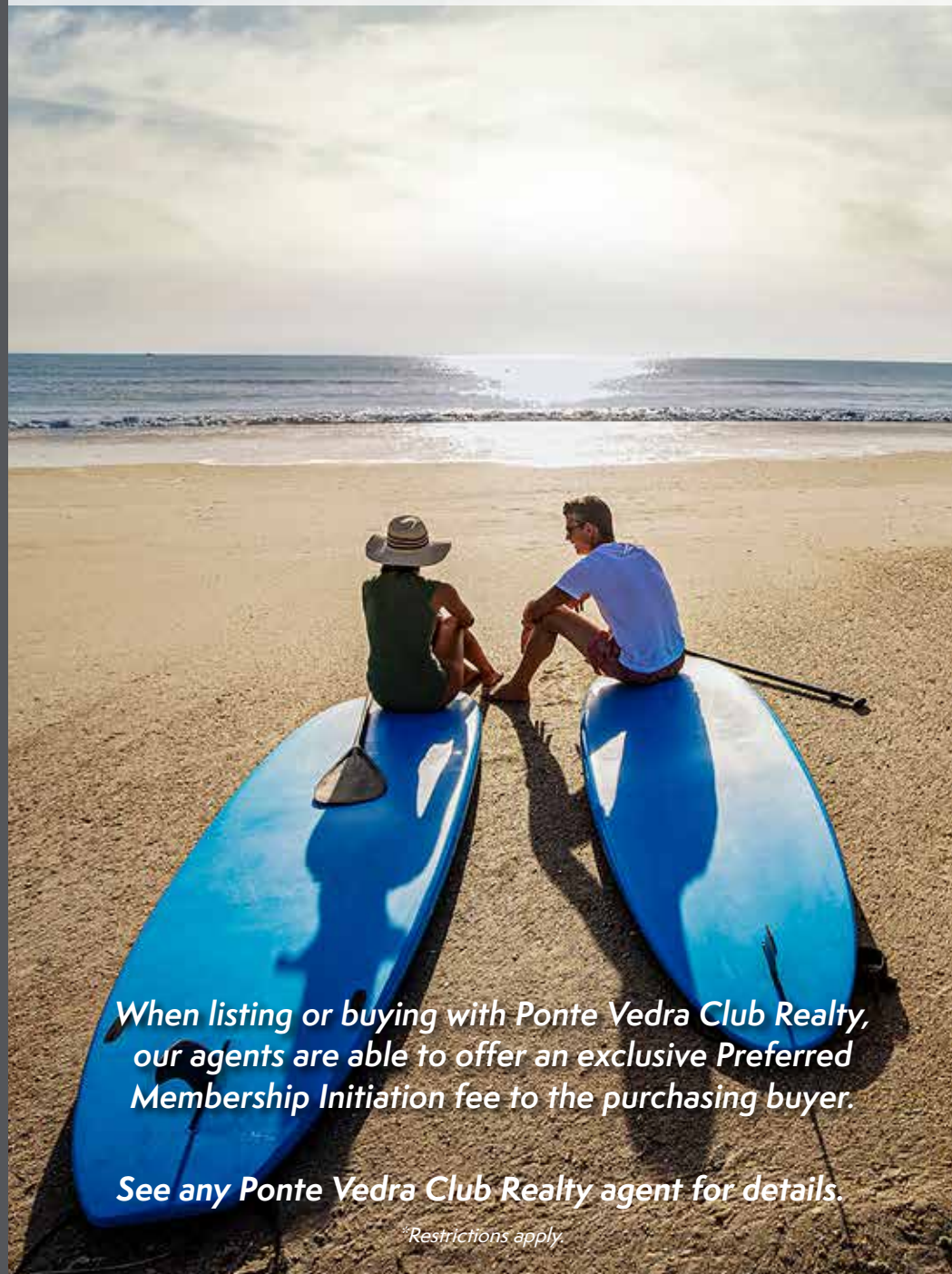
When working with Ponte Vedra Club Realty, you can count on superior results.

WE KNOW THE BEACHES BEST!



JESSE KILLEBREW
BROKER

TAKE ADVANTAGE OF OUR INFLUENTIAL AFFILIATIONS



When listing or buying with Ponte Vedra Club Realty, our agents are able to offer an exclusive Preferred Membership Initiation fee to the purchasing buyer.

See any Ponte Vedra Club Realty agent for details.

*Restrictions apply.



AMERIS BANK
MORTGAGE SERVICES

LOOKING FOR A NEW HOME?

Together we can turn your homebuying dreams into a reality.

Loan Programs Include:

- Construction-to-Permanent Loans
- Jumbo Loans
- Medical Professional Loans
- Renovation Loans
- FHA, VA and USDA Loans

Proudly serving Ponte Vedra and The Beaches, FL



Steve McCann

VP, Senior Mortgage Banker

NMLS# 1703469

D: 904-704-6400

amerisbank.com/stevemccann

steve.mccann@amerisbank.com



All loans subject to credit approval.

MEET OUR TEAM



TYLER ACKLAND
904.510.6198



TAYLOR ALLEN
904.923.3211



GINNY BOWEN
904.210.1928



CAROLINE CLEMENTS
904.472.3688



RORY CONNOLLY
904.762.8735



SUZIE CONNOLLY
904.234.8812



ROBYN CONVERY
904.962.0278



MICHAEL CURET
904.710.8121



SHERRI DAWSON
770.309.3936



BRITTANY DESMARAIS
214.402.9263



MARY FAULDS
904.535.7275



SAMANTHA FISHER
904.626.3037



SUSAN FORT
904.514.7150



MARY ANN GABOR
904.993.4527



KRIZIA GONZALEZ
305.582.7328



LAUREL HALL
561.906.1819



MEG HAMMER
904.333.0629



DENA HARTMAN
904.662.2184



BELK INGRAM
904.254.5969



PATTY LI
904.838.3484



NICK MARINO
203.249.6549



DAVID MARRIS
239.920.3670



LOIS MARRIS
904.373.8033



STEVE MARTINEZ
843.476.1972



STACI MASE
404.918.8999

Specializing in real estate since 1937, Ponte Vedra Club Realty is regarded as one of the most prestigious and successful companies in the entire Beaches community. Our sales team boasts over 1,000 years of licensed experience, providing our customers with the most knowledgeable agents in the area.



ELISE MECREDY
904.859.1356



JO MITCHELL
904.923.7133



ZACHARY MORGAN
904.742.1890



SHANNON MURRAY
904.477.1722



MADELINE OSSI
904.635.2903



EARL PARKER
904.553.6577



BRENDA PATTON
904.397.5111



CONNOR PERRY
904.540.1807



LORESE PETERSON
904.501.8418



KELLEY PIERCE
808.781.6619



JULIE PUZEY
904.923.0615



DEBBIE RAAB
904.891.4426



MICHELE ROSSIE
904.534.1148



NEWMAN ROSSIE
904.591.4856



BRENT SEAMAN
904.300.6335



SUZANNE SCHINSING
904.314.0331



TERRI SCHMIDT
904.315.5261



VALERIE SHAW
904.612.4121



GINNY SMITH
904.612.2441



SUZANNE STEPHENS
904.333.8843



ROBIN STETLER
561.386.6983



BILL STRUCK
904.524.3080



JESSICA SWEARINGEN
904.338.8549



MICHELLE TETSCHNER
480.510.8785





CHELLE THOMAS
912.258.2581



MARY CARMEN WALKER
904.254.5522



TRICIA WELLINGTON
904.254.0446



SHELLY WILLIFORD
904.887.1655



MATTHEW WOOD
904.874.7536

WHAT SETS US APART?

*When working with Ponte Vedra Club Realty,
you can count on superior results.*



Ponte Vedra Club
REALTY

OUR LISTING PROCESS

Our distinguished team of market-leading agents are committed to guiding you through the listing process and will go to great lengths to offer the highest level of customer satisfaction.

Our experienced team values open communication and is equipped with the resources needed to enhance the marketability of your property and attract a wide audience of local, out-of-town, and international buyers.

THE MOXIE OF MARKETING

Constantly forward thinking, Ponte Vedra Club Realty stays ahead of the curve to create custom marketing solutions designed to cast the widest possible net and target the right buyer whether it's locally or a remote market. Ponte Vedra Club Realty's marketing strategies include a unique combination of proven tactics and cutting-edge techniques to position your property effectively.

LISTING EXPOSURE

We generate commanding exposure for your property through a state-of-the-art marketing approach utilizing print and the digital world. You'll find your property on more than 100 of the globe's leading real estate websites. We execute a sophisticated social media strategy for maximum exposure and employ our extensive network of contacts to showcase your property to a specific market of home-buying prospects.





\$6,200,000

5 Bedrooms | 6 Full Baths | 3 Half Baths | 6,057 SF

518 RUTILE DRIVE PONTE VEDRA BEACH, FL

Listed by Elise Mecredy

Welcome to an exquisite residence designed for the most discerning buyer in the heart of Old Ponte Vedra, just a single block from the pristine Ponte Vedra Beaches. Nestled conveniently between the Ponte Vedra Inn & Club and The Lodge & Club. This remarkable single-family home was constructed in 2008 by local legend Frank Gamel. Upon arrival, a paver circular drive extends a warm invitation, setting the tone for the experience that awaits within. The gourmet kitchen, adorned with custom cabinetry, granite counters, a 6-burner Wolf gas range, and a Sub-Zero refrigerator, ice maker, wine cooler, warming drawer. Thoughtfully designed for both comfort and entertainment, this residence features a game room and balcony on the second floor, creating an ideal space for social gatherings. Outside, a private oasis awaits with a pool, spa, summer kitchen, and putting green, all overlooking a serene long lagoon view. Marvel at the breathtaking sunset views that unfold across the expansive lagoon, adding a touch of magic to each evening. This home, meticulously maintained and thoughtfully appointed, is a masterpiece that harmonizes luxury living with the natural beauty that surrounds it. It is an opportunity to embrace a lifestyle of unparalleled elegance and tranquility.





\$5,500,000

Vacant Lot



24761 HARBOUR VIEW DRIVE

PONTE VEDRA BEACH, FL

Listed by Kelley Pierce

Massive 2 acre Intracoastal lot in the prestigious Harbour Island Estates located in the Ponte Vedra Beach neighborhood of Marsh Landing. Featuring 180' feet on the Intracoastal AND a 60' slip in the Yacht Basin (slip #624) This lot has been cleared, de-mucked, filled & compacted and is prepped and ready for your builder to build your DREAM HOME. Your new dock has water and electric and is protected in deepwater harbor. Marsh Landing is a master planned 1000+ home community with two parks and two guard gates. The Marsh Landing Country Club features a championship 18 hole golf course, 10 har tru tennis courts, pool, and a clubhouse with bar & restaurant. This lot is also located in the number one school district in the state of Florida. Close to TPC, stellar restaurants, the beach and shopping.





\$3,763,000

4 Bedrooms | 4.5 Baths | 4,310 SF

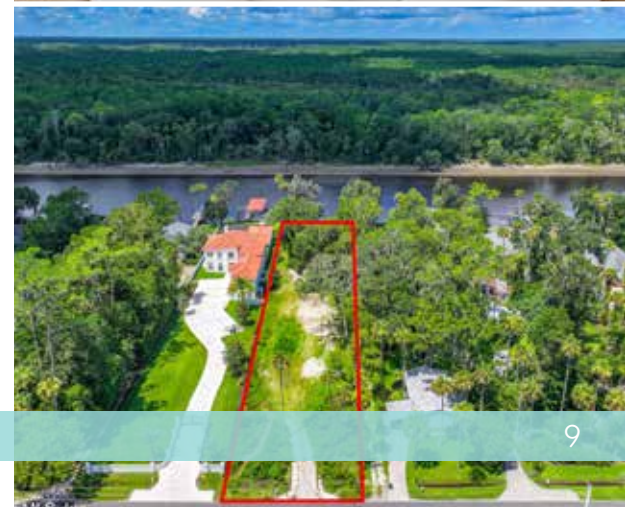
37 N. ROSCOE BLVD.

PONTE VEDRA BEACH, FL

Listed by Kelley Pierce

Customize your own AR Home by Marcus Allen on this beautiful intracoastal lot! Better yet, choose this Solera floor plan that offers a stunning balcony to overlook your oasis in highly desirable Ponte Vedra Roscoe Blvd. Arrive home to your grand entrance with volume ceilings, beautiful windows and sliding glass doors that brings the beauty of outdoor living right inside your home. The Solera boasts approximately 4,310 square feet plus 4 bedrooms 4 1/2 baths, a generous great room and large bonus room plus 3 car courtyard entry garage! Come live in peaceful tranquility amongst the birds and other wildlife near a pristine nature preserve! This is a lot/home package. Price includes architectural features and finishes. It does not include site related costs, outdoor kitchen or pool package.

LOT ONLY - \$1,987,000





\$2,970,000

3 Bedrooms | 3 Baths | 2,202 SF

621 C PONTE VEDRA BLVD.

PONTE VEDRA BEACH, FL

Listed by Taylor Allen

Discover unparalleled luxury in this one-of-a-kind oceanfront condo in Breakers V! Completely remodeled, this stunning unit boasts a state-of-the-art smart home system: Control 5, ensuring modern comfort and convenience at your fingertips. Revel in unobstructed ocean views and step out to private beach access for ultimate exclusivity. Situated in a prime location, you're just moments away from top dining, shopping, private clubs and entertainment. Elegance, technology, and breathtaking natural beauty, this condo offers an extraordinary living experience. Don't miss your chance to own this exceptional coastal retreat! This property is also offered fully furnished and decorated by J TURNER HOME at \$3,050,000





\$2,901,500

3 Bedrooms | 3 Baths | 3,175 SF

41 N. ROSCOE BLVD.

PONTE VEDRA BEACH, FL

Listed by Kelley Pierce

Welcome to Bella Vista, a luxurious single-story home featuring 3 bedrooms, 3 bathrooms, and a 3-car garage across 3,175 sq ft. This exquisite design boasts an open great room and kitchen, a spacious owner's suite with a lavish bathroom, a bonus room, and inviting outdoor living space. Perfect for entertaining and comfortable family living, Bella Vista combines elegance and functionality with modern amenities and beautiful finishes throughout. Experience unparalleled luxury in this stunning Arthur Rutenberg, award-winning, home. It does not include Site related costs, outdoor kitchen or pool package.

LOT ONLY - \$1,774,000





\$2,795,000

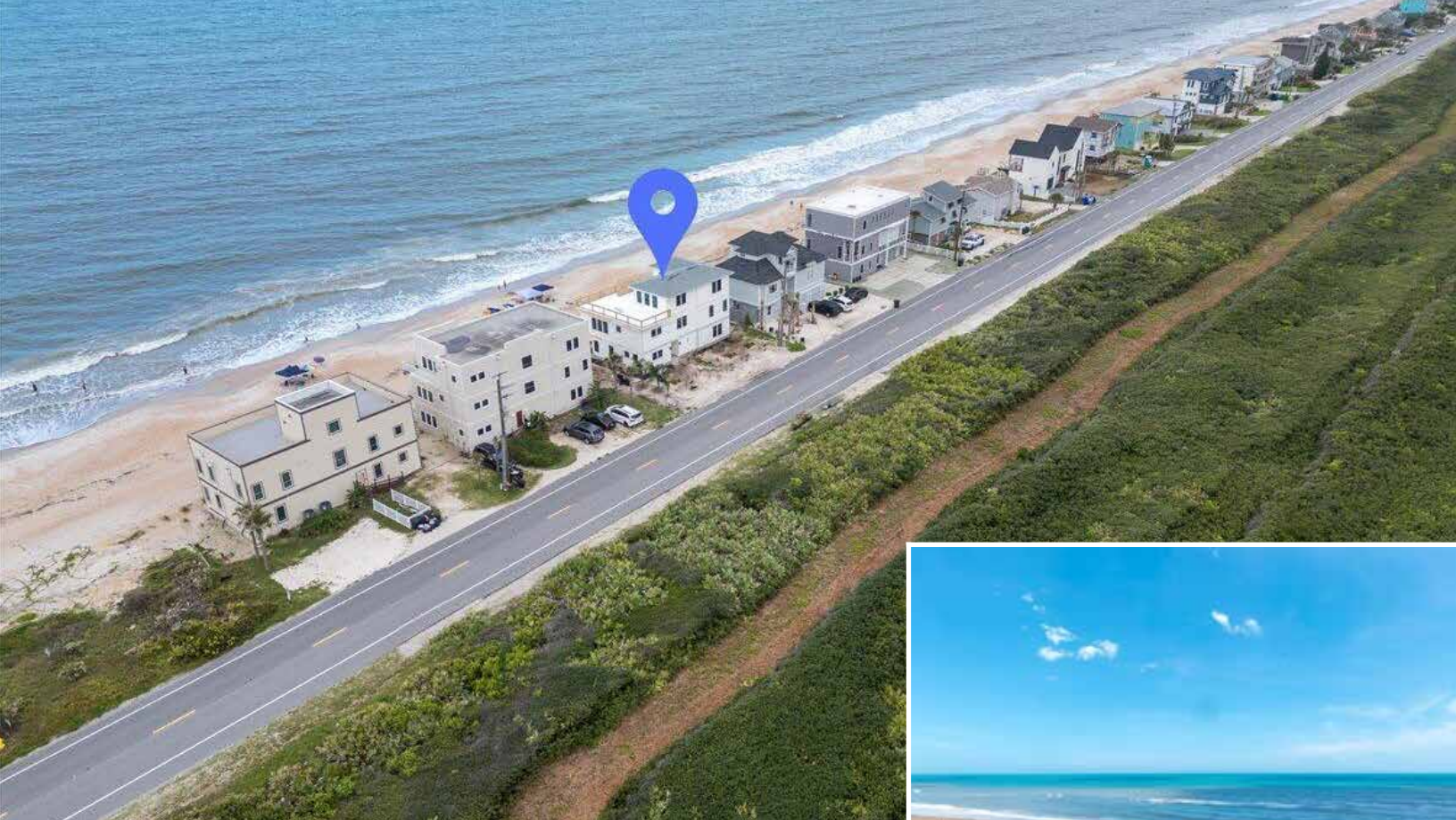
4 Bedrooms | 3.5 Baths | 2,602 SF

27 32ND AVE. SOUTH JACKSONVILLE BEACH, FL

Listed by Julie Puzey

RARE OPPORTUNITY in highly sought-after South Jax Beach. A classic beach home nestled on almost 3 lots! This property is an absolute gem. With direct beach access and an enviable location across from the ocean, you'll experience the perfect blend of coastal living and urban convenience. Located in a quiet neighborhood along Ocean Blvd. and 32nd Ave. S. -perfect for walking and biking. Limited public parking ensures a private beach experience. This beach house offers endless possibilities for entertainment and relaxation. This versatile property can be your dream primary residence, vacation home, or an excellent rental investment. Additionally, it includes a garage apartment with a separate private entrance. Recent enhancements including a new roof, fresh exterior and interior paint, refinished original hardwood floors, updated landscaping, a remodeled guest kitchen, and tastefully curated decor. New natural gas line added right at the street in front of the property! Prime location in South Jacksonville Beach, which has an abundance of great restaurants, shopping and various entertainment. This property is ten minutes from the prestigious Ponte Vedra Inn and Club.





\$2,680,000

7 Bedrooms | 7 Baths | 4,500 SF

2777 S. PONTE VEDRA BLVD.

PONTE VEDRA BEACH, FL

Listed by Taylor Allen

Welcome to your dream investment opportunity! This fantastic, brand-new, oceanfront home maximizes space and production potential- designed with the ultimate comfort and luxury in mind. Perfectly tailored inside and out for short-term rentals, this property is already cash-flowing despite not being completely finished, making it a rare gem in the market. Key features include; Spectacular ocean views and beach access from your back porch. Large bedrooms and bathrooms thoughtfully designed to provide a comfortable stay. Prime Location: Situated in a highly desirable area, offering easy access to local attractions, dining, and shopping. This property maximizes your return potential across the board with plenty of room to INCREASE PROFITS with added amenities on the property. *Ask about the potential for creative financing* SELLERS PREFERRED LENDER WILL OFFER 1% OF LOAN AMOUNT TOWARDS BUYERS CLOSING COST ASSISTANCE/ RATE BUY DOWN. EDWARD CARLTON -BAYWAY MGT.





\$2,550,000

6 Bedrooms | 6 Baths | 4,439 SF

77 DOLPHIN DRIVE

ST. AUGUSTINE, FL

Listed by Michael Curet

Bring offers in this rare opportunity to own 152 feet on the Matanzas River overlooking St. Augustine just across the Bridge of Lions. Walk to restaurants and shops from this sought-after location. Home is a 4,400 sq. ft., 6 BR, 1950s two-story. With a designer's touch and some renovation, could become the waterfront paradise you've been searching for. Or, simply build your dream home. Island living at its finest on this navigable location. St. Augustine and all its beauty is just a walk away – shops, restaurants and art galleries just steps nearby.





\$2,449,000

Vacant Lot

10 LAKE TERRACE PONTE VEDRA BEACH, FL

Listed by Kelley Pierce

Rare opportunity to build your DREAM HOME in the highly coveted, close knit, active neighborhood of "OLD PONTE VEDRA". This stellar cul-de-sac, pie shaped 1/2 acre lot features 194 ft. on the lagoon with newer dock and bulkhead and can accommodate at least a 5,000 sq. ft. house with a 3 car garage. Peaceful water views and ocean breezes are a given. Blocks to Ponte Vedra Inn & Club or The Lodge & Club (1/2 mile walk) this premium location is just minutes to fine dining, shopping, A+ schools and world renowned healthcare!





\$2,298,000

5 Bedrooms | 4 Baths | 4,253 SF

580 N. WILDERNESS TRAIL PONTE VEDRA BEACH, FL

Listed by Kelley Pierce

Nearly new, immaculately maintained pool home, situated on a private 1 acre lot in the heart of Ponte Vedra Beach. Upon entering, an airy great room boasting 13 ft ceilings greets you with views of your pool/spa and huge back yard! Spacious kitchen with large island and loads of storage to include a butler's pantry. On the first floor you will also find an office, flex space, primary bedroom, 3 guest bedrooms, and 3 full bathrooms, laundry room and drop zone. On the second floor you will find a bonus/5th bedroom with a full bathroom. Upgrades can be found throughout the home such as wood like ceramic tile flooring, a custom outdoor designated pet relief area complete with turf and fence, premium pool lighting, outdoor upgraded lighting package, tankless water heaters, and is prewired for a generator. There is an oversized four car garage that can accommodate large suvs and lifted vehicles featuring epoxy flooring and overhead storage. All this in the number one school district in Florida. Nearby you will find TPC SAWGRASS, MAYO Clinic and PGA Headquarters, stellar restaurants, shopping, beaches and a public boat ramp. This is it your search is over!





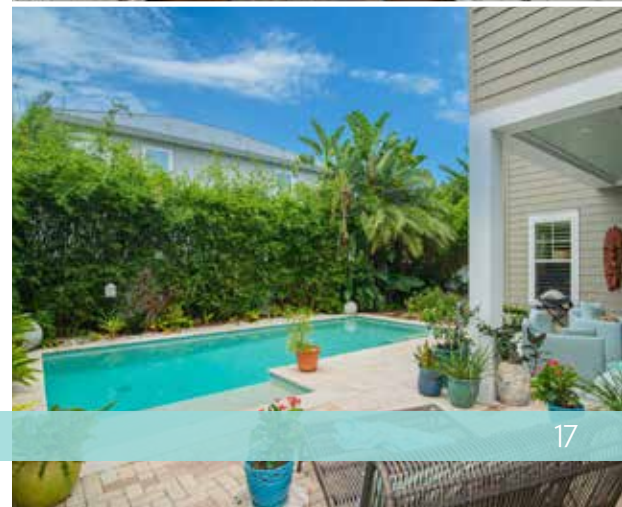
\$1,995,000

5 Bedrooms | 5.5 Baths | 3,435 SF

**201 41ST AVE. S.
JACKSONVILLE BEACH, FL**

Listed by Suzie Connolly

This newer home (8 years old) is chock full of character. Beautiful wood floors, high ceilings & great millwork are just the start. Upon entering you'll be drawn to the inviting Dining Room perfect for intimate dinner parties or larger gatherings. The home office with full bath is Bedroom 1. The heart of the home is the Kitchen featuring a roomy island wrapped with cabinets & topped with Carrera marble. Outfitted with high end appliances including a Bosch dishwasher, Thermador gas range & paneled refrigerator this chef's kitchen is open to the spacious & light filled Great Room with gas Fireplace. Sliders lead out to the enchanting covered lanai overlooking the pool and a charming garden area. For added convenience there's a pool bath and outside shower. Back inside head upstairs or use the elevator to access the 4 additional suites including an amazing Primary with vaulted ceilings, enormous closet and spa-like bath. This incredible home is just 3 blocks to the beach and a mile to Ponte Vedra Inn & Club.



Find your way home ›



No matter where you are on your home-buying journey, the mortgage experts at Renasant Mortgage are here for you. We have a wide variety of mortgage solutions and offerings to meet your home lending needs.



Ricki Taylor

Senior Mortgage Banker

NMLS #: 664168

6817 Southpoint Pkwy, Suite 903

Jacksonville, FL 32216

(904) 382-1607

ricki.taylor@renasant.com



Get Started Today.



Understanding You.®



©2024 Renasant Bank. NMLS #402669. All loans or offers of credit are subject to credit or underwriting approval. Other fees, conditions and restrictions may apply. This is not a commitment to lend.



\$1,925,000

6 Bedrooms | 6 Baths | 3,416 SF

2773 S. PONTE VEDRA BLVD.

PONTE VEDRA BEACH, FL

Listed by Taylor Allen

It's time to capitalize on this exceptional opportunity to own a piece of oceanfront paradise that promises high returns and lasting value! Perfect for investors looking to add a premium property to their portfolio or anyone seeking a high-income vacation rental. The property is perfectly designed for comfort stays with plenty of room for entertaining. The sky is the limit when it comes to potential amenity updates for increased stay rates! Situated in a prime location near shops, dining, excursions and entertainment! SELLERS PREFERRED LENDER WILL OFFER 1% OF LOAN AMOUNT TOWARDS BUYERS CLOSING COST ASSISTANCE/RATE BUY DOWN. TO TAKE ADVANTAGE OF OFFER, BUYER MUST USE EDWARD CARLTON OF BAYWAY MORTGAGE GROUP FOR FINANCING.





\$1,899,990

5 Bedrooms | 4 Baths | 3,338 SF

25 SEASIDE VISTA CT.

ST. AUGUSTINE, FL

Listed by Kelley Pierce

RARE OPPORTUNITY!!! Enjoy ocean views with PRIVATE DEEDED BEACH ACCESS! This open floor plan includes 5 bedrooms, 4 full baths, flex room, additional second story living space, and 2 car garage!! Luxury upgrades found throughout such as Quartz countertops, ceramic wood like tile flooring, stacking sliding glass doors, outdoor shower, walk in closets, and more! Spacious kitchen includes California island, 42' cabinets, and stainless steel appliances.





\$1,895,000

4 Bedrooms | 4 Baths | 4,179 SF

405 OSPREY LOOKOUT CT.

PONTE VEDRA BEACH, FL

Listed by Suzie Connolly

Nestled on one of the prettiest lots in the prestigious community of Marsh Landing Country Club and on a quiet cul-de-sac this beautiful waterfront home is immaculately landscaped and offers luxurious living with stunning views. Upon entering your eye is drawn out to the large screened lanai with pool and spa overlooking Cabbage Creek. There's a dock with boatlift and nearby intracoastal access offering the full coastal lifestyle experience. The floorplan is ideal and designed to maximize the views. There's a gracious formal dining room and living room with fireplace that opens to the lanai as does the gorgeous chef's kitchen overlooking an inviting family room with another fireplace. The main level includes a luxurious primary suite and adjacent office as well as a lovely guest suite. Upstairs are 2 more generously sized suites with a sitting room in between and balcony from which to enjoy the boats passing by.





\$1,875,000

5 Bedrooms | 4 Baths | 3,957 SF

369 N. SEA LAKE LANE

PONTE VEDRA BEACH, FL

Listed by Suzie Connolly

Located in coveted Ponte Vedra by the Sea Estates, this home boasts exquisite coastal updates and luxurious features thru-out. Stunning Travertine floors, soaring ceilings with lots of natural light. The kitchen is fabulous with quartz countertops, stainless steel appliances and double stacked cabinets. Adjacent family room with beautiful built-ins adds sophistication. The screened lanai is an incredible retreat featuring built-in grill, fireplace and cool water wall perfect for entertaining or unwinding. Owners suite on main level is beautifully remodeled offering a huge closet and spa-like bath that exudes relaxation. The main floor has an office/5th bedrm, guest bath, formal living and dining rooms. Upstairs the huge flex space/loft has game table and home theatre which can convey and opens to a private covered balcony. Additionally, there are 3 bedrooms and 2 baths perfect for guests or family. Short walk or bike ride to the beach. Enjoy the ultimate beach lifestyle with this fabulous home.





\$1,872,500

4 Bedrooms | 4 Baths | 3,653 SF

228 GNARLED OAKS DRIVE

PONTE VEDRA BEACH, FL

Listed by Michele & Newman Rossie

PRICED TO SELL DON'T MISS THIS OPPORTUNITY! Just a five-minute walk to Mickler's Landing beach, (the BEST beach access in the county with bathrooms and showers.) This stunning home features a fabulous open floorplan seamlessly integrating spacious living areas with elegant design elements. The property boasts a huge paved outdoor space, a gas fire pit and a wonderful salt water pool perfect for relaxing or entertaining guests in your private oasis and the back gate gives you super easy access to the beach! This home provides the ultimate coastal lifestyle, allowing you to enjoy sun, sand and sea with ease. The large, beautifully landscaped lot is completely fenced. The house is equipped with top-of-the-line Viking and Miele appliances, Bowers and Wilkin speakers and upgraded finishes throughout, ensuring both luxury and functionality in every corner. Whether you're cooking in the gourmet kitchen or lounging in the stylish living room, every detail has been carefully considered to provide a comfortable and upscale living. List of improvements in the documents section. This newer home has numerous upgrades and enhancements and is tucked away on a cul-de-sac in the Grove in desirable Ponte Vedra Beach.





\$1,699,000

4 Bedrooms | 4 Baths | 3,684 SF

101 MONTURA DRIVE

PONTE VEDRA BEACH, FL

Listed by Suzanne Stephens

Gorgeous and expansive single story Arthur Rutenberg home in the boutique neighborhood of Montura. This 4BR/4BA plus office checks all the boxes. No expenses were spared in this recent renovation. Very open and bright with beautiful LVP flooring throughout. As you enter the home you are greeted with the casual living room with stone wrapped fireplace, wood mantle and floating shelves. Generous size dining room with coffered ceiling and plantation shutters. Office has been updated to a "Bourbon Room", with granite top, stone wrapped custom cabinets, bar fridge and hardwood floors. Gourmet kitchen has custom cabinetry, 10" Quartz counters & top-of-the-line Thermador appliances. The family room has more custom cabinets, shiplap and 90 degree stackable sliders to bring the outside in. Primary bedroom with his/hers custom closets. large primary bath with garden tub, walk-in shower, separate vanities with quartz counters. Oversized flex room is currently being used as golf simulator. The large oasis pool/spa area is an entertainer's dream.





\$1,595,000

2 Bedrooms | 2 Baths | 1,660 SF

**61 PHILLIPS AVE.
PONTE VEDRA BEACH, FL**

Listed by Julie Puzey

Discover this stunningly renovated home east of A1A in charming Ponte Vedra Beach! Move-in ready and designed with style, the home features custom wallpaper, elegant window treatments, shiplap accents, and bespoke built-ins. New windows and solid wood interior doors add a touch of classic charm. The heart of the home, the kitchen, boasts white cabinetry, open shelving, quartzite countertops, farmhouse sink, and a gas stove, making it perfect for both cooking and entertaining. The open floor plan seamlessly connects various living spaces, including an interior laundry/mudroom, versatile office/flex space, and separate living areas. Step outside to a fenced-in backyard paradise with a screened-in porch, outdoor patio, and ample space for a pool. With no HOA restrictions, award-winning St. Johns County schools, and sidewalks leading straight to the beach, this location is unbeatable. Enjoy easy access to world-class amenities like the Ponte Vedra Inn and Club and TPC at Sawgrass. List of improvements include: new exterior & interior paint, updated landscaping, renovated bathrooms, new water heater (2023), new windows (2022), one new AC unit (2023), new interior solid shake doors and hardware.





\$1,549,000

2 Bedrooms | 2 Baths | 1,660 SF

3300 COASTAL HWY.

ST. AUGUSTINE, FL

Listed by Michael Curet

Charming move-in ready, turnkey, fully-furnished oceanfront home . Can sleep up to five with King, queen and sofa. Very successful short-term rental history on file. Over \$75k rental income already in 2024 year to date. Conveniently located to downtown St. Augustine, local Vilano Beach shopping, and marina. Hurry investors! Great stretch of oceanfront and fabulous opportunity to own strong, income-producing property on the ocean.





\$1,350,000

5 Bedrooms | 4 Baths | 4,157 SF

413 LAKEWOOD RUN DR.

PONTE VEDRA BEACH, FL

Listed by Suzie Connolly

If you're looking for the best neighborhood to raise your family this is it!!! Conveniently located to all PVB schools (best in state) this family friendly community is ideal and a bike ride to the beach. There's space for everyone with living and dining rooms flanking the foyer, a 2 story family room is open to the beautiful kitchen with plenty of storage & counter space. The adjacent sunroom would make a great office or playroom. Head out back to the large covered lanai with fabulous screened in pool and summer kitchen but the peaceful long water views will steal the show. Enjoy entertaining out here or just relax and take in nature's beauty. The adjacent paved patio has built in seating and grill area too. This spacious home with 5 bedrooms has a 1st floor guest suite and all others are upstairs. The primary is huge and so are the closets. Bedroom 3 is an ensuite and bedrooms 4 and 5 share a Jack & Jill bath. Another flight up you'll find a great playroom/gym/media/bonus room.

WE KNOW THE BEACHES BEST!

Give Us a Call for an Elevated Real Estate Experience.

904.285.6927 | pvclubrealty.com

87

YEARS IN
BUSINESS

900+

YEARS OF
LICENSED
EXPERIENCE

356

LISTINGS & SALES
TRANSACTIONS
IN 2023



Ponte Vedra Club
REALTY



\$1,165,000

3 Bedrooms | 2.5 Baths | 2,360 SF



4000 PALM STREET | ST. AUGUSTINE, FL | Listed by Michael Curet

Turnkey, move-in ready charming model-like coastal gem built in 2015. Custom built with 2" x 6" and stemwall construction, 10-ft ceilings on 1st floor, 9-ft on 2nd story, with storm protection features such as high impact glass. Home features designer kitchen w stainless steel appliances, 5-burner gas range with griddle, soft-close cabinets, walk-in pantry, quartz island which opens up to casual dining and living room. Quartz countertops also in owner's bath and guest bath. Ship lap in foyer leads to a spacious living room and large first floor owner's BR suite, extensive space in his and her closets, spacious laundry room, and no carpet in house. Also, extra space in elongated 2-car garage. Comfortable, large upstairs bedrooms, and oversized attic w/ blown insulation, & spacious floored space over garage which could be converted into extra bedroom or bonus area. Impressive storage areas throughout home. Great yard. Room for a pool with southern exposure. Just a couple blocks to the ocean across A1A, and easy walk to Usina Boat Ramp, and restaurants like Aunt Kates and Caps! Just 15 minutes to downtown St. Augustine & 25 minutes to Ponte Vedra Beach.



\$1,100,000

1 Bedroom | 1 Bath | 880 SF



603 SUMMER PLACE | PONTE VEDRA BEACH, FL | Listed by Tyler Ackland & Susan Fort

Experience luxury living in this stunning, completely renovated one-bedroom, one-bathroom oceanfront condo in Sawgrass, nestled within an exclusive gated community. Boasting high-end finishes throughout, this one of a kind unit features a beautifully appointed kitchen with top-of-the-line appliances, countertops, and custom cabinetry. The living area and oceanfront deck offer breathtaking ocean views, while the serene bedroom provides a tranquil retreat. With designer touches in every detail, from the spa-like bathroom to the wood flooring, this condo is the epitome of coastal elegance. Enjoy unparalleled access to pristine beaches and the peace of mind that comes with living in a secure, prestigious community.



\$1,099,990

5 Bedrooms | 4 Baths | 3,338 SF



155 SEASIDE VISTA CT. | ST. AUGUSTINE, FL | *Listed by Kelley Pierce*

MOVE-IN READY!!! Located steps to ocean with PRIVATE DEEDED BEACH ACCESS! This open floor plan includes 5 bedrooms, 4 full baths, flex room, additional second story living space, and 3 car garage!! Luxury upgrades featured are Quartz countertops, stacking sliding glass doors, outdoor shower, walk in closets, and more! Spacious kitchen includes California island, 42' cabinets, and stainless steel appliances. Enjoy ocean views from your front balcony!



\$1,050,000

Oceanfront Lot



3930 COASTAL HWY. | ST. AUGUSTINE, FL | *Listed by Michael Curet*

Build your ocean front dream home on this prime 100 feet on the Atlantic Ocean, with triple protection and DEP-approved seawall on east, north and south of property - over \$400,000 of protection. Also, U.S. Army Corps of Engineers re-nourishment and new vegetation completed. No impact fees required for new construction by St. Johns County. Undeveloped south lot provides a nice buffer and open space. Property located minutes from Vilano Beach restaurants and shops, marina, downtown St. Augustine. Only 20 minutes from multiple Ponte Vedra Beach golf courses, tennis and pickle ball clubs.



\$1,019,990

5 Bedrooms | 4 Baths | 3,338 SF



97 SEASIDE VISTA CT. | ST. AUGUSTINE, FL | *Listed by Kelley Pierce*

RARE OPPORTUNITY!!! Located steps to ocean with PRIVATE DEEDED BEACH ACCESS! This open floor plan includes 5 bedrooms, 4 full baths, flex room, additional second story living space, and 3 car garage!! Luxury upgrades featured are Quartz countertops, wood-like tile flooring, stacking sliding glass doors, outdoor shower, walk-in closets, and more! Spacious kitchen includes California island, 42' cabinets, and stainless steel appliances.



\$997,000

3 Bedrooms | 2 Baths | 2,001 SF



2663 1ST AVE. | FERNANDINA BEACH, FL | *Listed by Tricia Wellington*

2.25% TRANSFERABLE MORTGAGE! This charming coastal retreat just steps away from the beautiful white sandy beaches of 2024 Best Island in the U.S. This beach home offers the perfect blend of modern luxury and coastal charm. You'll be captivated by the open concept living spaces, high-end finishes, and the abundance of natural light that flows through the home. Chef's kitchen, spacious master suite, large covered balcony, outdoor private oasis with firepit, oversized garage and ample room in driveway for RV or boat. Location provides easy access to the Amelia Island's best amenities!



\$975,000

4 Bedrooms | 2 Baths | 2,151 SF

6527 BURNHAM CIR. | PONTE VEDRA BEACH, FL | Listed by Kelley Pierce

Located in the heart of highly desirable Hammock Cove within the gates of famed TPC Sawgrass. Enjoy water to golf views from your peaceful screened in back porch. Property has been bulkheaded and meticulously maintained. Open floor plan that's light and bright featuring 4 bedrooms, 2 bathrooms, and a spacious two car garage. Walking distance to the Sawgrass Community pool and park!!! Located in the number one school district in the state of Florida. This is the perfect property for folks interested in the country's finest beaches, golf courses, and A rated public schools, not to mention close proximity to fabulous dining, shopping, entertainment, world class health care and private school options! Walk to the popular "Yards" for a round of golf, tennis, or pickleball or bike to the famed Tournament Players Club for public access to dining and golf!



\$932,000

5 Bedrooms | 3.5 Baths | 2,755 SF

466 STONE RIDGE DR. | PONTE VEDRA, FL | Listed by Kelley Pierce

This Dostie Home is located in the highly desirable neighborhood of 20 Mile. Kitchen features built-in banquette, soft close cabinetry, GE appliances, gas cook top, french style refrigerator, walk-in pantry, large center island with custom mill work, quartz countertops and new pendant lighting! Expansive great room featuring custom ceiling beams, built ins, disappearing triple sliders leading to the screened in covered lanai overlooking the gorgeous lake view! Primary features hardwood flooring, tray ceiling and his & hers walk-in closets and beautiful master bath with separate vanities, soaking tub and frameless shower. Downstairs office with custom shelving could be 5th bedroom. Exterior includes gutters, beautiful Sylvester Palms, expanded screened lanai, custom front porch! The double car garage with a 6' extension completes this spacious and beautiful family home!



\$845,000

2 Bedrooms | 2 Baths | 1,274 SF



1601 OCEAN DR. S. #806 | JACKSONVILLE BEACH, FL | *Listed by Brent Seaman*

Here's a great opportunity for you to live life like you're always on vacation in one of the most sought after residences in Jacksonville Beach! Seascape is going through a \$7MIL renovation and the assessment for the renovation has been paid in full by the seller. This two bedroom (originally a 3 bedroom and CAN EASILY BE CONVERTED BACK TO A 3 BEDROOM) is ready for your personal touch or move right in! One of the best features of Seascape is that you see the ocean from every room. Neutrally painted, kitchen features white cabinets with like new appliances. Watch the sun rise from your nearly 60 foot covered balcony! Close to great restaurants, shopping and Mayo Clinic. BBA-2.25%



\$825,000

4 Bedrooms | 2.5 Baths | 1,940 SF



117 DEER COVE DR. | PONTE VEDRA BEACH, FL | *Listed by Suzie Connolly*

Exceptional value on this stunning home located in highly desirable Marsh Landing CC. With its ideal split-bedroom layout, this home provides the perfect balance of privacy & togetherness. Lots of windows & soaring ceilings create an open, airy feel enhancing the spaciousness of this remarkable home with lots of natural light. Durable & stylish Luxury Vinyl Plank flooring throughout the main living areas, combining beauty with low maintenance. Modern fixtures add a touch of sophistication to each room. Step outside to your private, screened lanai, to enjoy long beautiful water views. This home is a great value in a wonderful neighborhood just inside the North Gate so you're only a few minutes from shopping, dining & all the conveniences you'd need.



\$819,990

3 Bedrooms | 2 Baths | 1,440 SF



622 PONTE VEDRA BLVD. #D4 | PONTE VEDRA BEACH, FL | Listed by Michelle Tetschner

Sun, Sun, Beautiful Sun - with the BEACH right across the Ponte Vedra Blvd! Open your front door, sit on the patio drinking your morning coffee and smell that beautiful ocean smell! OR, check out the marsh views off the back deck! It's just a short walk to the beach! This condo development -Beach House- has their own deeded beach access! This cozy condo is laid out to perfection! So open in the kitchen and living area, with tons of storage and openness. So close to the Mayo Hospital, and other top notch medical groups. Close to restaurants, grocery stores and golf too! Move in ready and seller will consider fully furnished.



\$730,000

4 Bedrooms | 3.5 Baths | 2,666 SF



14090 PRATER CT. | JACKSONVILLE, FL | Listed by Krizia Gonzalez

Fall in love with this home in the highly desired Crosswater at Pablo Bay! This two-story home boasting over 2,666 sqft of living space, a fabulous gourmet kitchen to include stainless steel appliances, gas range, & granite counter tops. A tandem 3-car garage for that extra space you desire or to house your golf cart! All rooms are located on the second floor. The owner's suite is spacious with a large walk-in closet and master bath. One of the guest rooms offers an en-suite bath, while the other two rooms will share a bathroom. Spacious Laundry Room, also located upstairs, talk about convenience! Don't miss the opportunity to live minutes from Jax Beach, Mayo Clinic and more!



\$699,000

3 Bedrooms | 3 Baths | 2,396 SF

329 ROYAL CARIBBEAN CT. | ST. AUGUSTINE, FL | *Listed by Elise Mecredy & Jessica Swearingen*

How about a Villa in Oceans Gate on St Augustine Beach/Butler Beach? Great investment property for a vacation rental, a family vacation spot or a full time address! Owners have never rented, but others in the community stay booked. Community is oceanfront, has two pools and spa, very nice & quiet community. All solid concrete construction, all units have attached 2 car garages with lots of storage, a driveway for additional parking, balcony off master & back patio off of kitchen. Community has two beautiful private pools for owners, with spa, private walk way to the beach for owners, gated beach entry, tennis, all that is missing is YOU!



\$678,000

3 Bedrooms | 3 Baths | 1,999 SF

86 TIFTON WAY N. | PONTE VEDRA BEACH, FL | *Listed by Kelley Pierce*

CASH DEAL ONLY COMPLETELY FURNISHED - COMPLETELY RENOVATED 3 bedroom 3 full bathroom condo in the highly desired Sawgrass Country Club. Enjoy gorgeous views of the 4th fairway of the East course and walk to the beach!! Open floorpan includes light and bright living room with vaulted ceilings opening up to recently updated kitchen with breakfast bar, stainless steel appliances, and granite countertops. First floor bedroom and full bathroom are perfect for guests. On the second floor you will find a loft/second living room, primary bedroom with golf views from private balcony, and third bedroom with en-suite bathroom. Seamless indoor outdoor living with sliders leading to enclosed porch and patio where you can listen to the ocean! Enjoy the neighborhood amenities such as community beach access, community pool, 24/7 guard gate, and more!

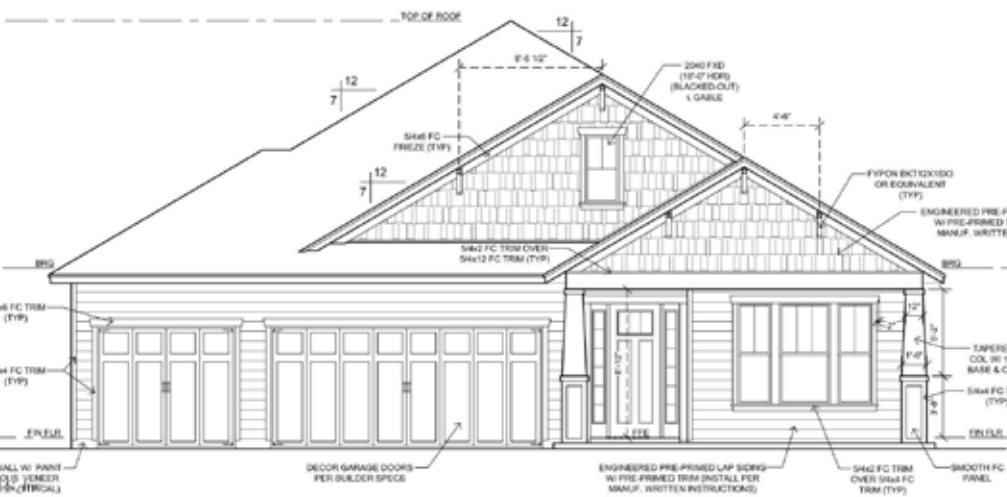


\$665,000

3 Bedrooms | 2.5 Baths | 2,741 SF

555 MARQUESA CIR. | ST. JOHNS, FL | Listed by Suzie Connolly

This brand new townhome is a dream! The coastal feel, natural light & tall ceilings create an inviting atmosphere, while the LVP flooring adds both beauty & durability. The chef's kitchen with its large island, walk-in pantry, quartz countertops, stainless steel appliances, and gas range are perfect for culinary enthusiasts. Upstairs are three bedrooms, two baths, and a loft space offering ample room for family & guests. The owner's suite features a huge double shower & private balcony, providing a luxurious retreat. The stack-back sliders leading to a backyard prepped for a summer kitchen & room for a pool add fantastic outdoor living potential. Outback is a private gate and short walk to the Beachwalk lagoon and amenities making this townhome even more appealing.



\$663,104

4 Bedrooms | 2.5 Baths | 2,495 SF

0 HILLWOOD ROAD | JACKSONVILLE, FL | Listed by Jessica Swearingen

Embrace the allure of new construction with the prestigious Alsop Properties' New Castle Plan, a rare opportunity in Mandarin. This exquisite home is projected to be completed 6 -8 months from permitting, offering a contemporary open floor plan on a sprawling 1.03-acre lot. Nestled in the coveted Mandarin area, enjoy exclusive water access on Julington Creek, enhancing the lifestyle of waterfront living. Don't miss your chance to own this exceptional property. Deep Wooded Lot #29 on a creek with direct access to Julington Creek and St, Johns River, navigable to the ocean. Great potential! **LOT ONLY - \$258,000**



\$650,000

4 Bedrooms | 3 Baths | 2,578 SF



106 CARNAUBA WAY | PONTE VEDRA, FL | *Listed by Suzie Connolly*

Beautiful single-level residence in The Palms at Nocatee! Step inside to be greeted by tall ceilings & an open layout that exudes elegance & comfort. The gourmet kitchen is a chef's delight featuring granite countertops, stainless steel appliances and a large island perfect for entertaining. Enjoy serene water views from your living room, with stack back sliders opening to a screened lanai ideal for embracing the Florida lifestyle year round. Large 3 car garage for plenty of storage and a quiet street. Living in The Palms at Nocatee means you'll have access to world class amenities including resort style pools, parks, trails, sports fields, tennis and pickleball courts and much more. Don't miss the chance to make this spectacular home your own!



\$650,000

3 Bedrooms | 2.5 Baths | 2,553 SF



547 MARQUESA CIR. | ST. JOHNS, FL | *Listed by Suzie Connolly*

This brand new townhome is a dream! The coastal feel, natural light & tall ceilings & shiplap accents create an inviting atmosphere, while the LVP flooring adds both beauty & durability. The chef's kitchen features a large island, walk-in pantry, quartz countertops, stainless steel appliances, and gas range - perfect for culinary enthusiasts. Upstairs are three bedrooms, two baths, and a loft space offering ample room for family & guests. The owner's suite features a large shower & private balcony, providing a luxurious retreat. The stack-back sliders leading to a backyard prepped for a summer kitchen & room for a pool add fantastic outdoor living potential. Outback is a private gate and short walk to the Beachwalk lagoon and amenities making this townhome even more appealing.



\$647,900

3 Bedrooms | 2 Baths | 1,541 SF



11 BAY VIEW DR. | ST. AUGUSTINE, FL | *Listed by Kelley Pierce*

Located in the heart of Fullerwood Park historic district of St. Augustine, this home is just minutes from dining, shopping, and the Atlantic Ocean beaches. Built in 1925, this home is full of character! Upon entering you will find formal living and dining with original wood burning fireplace. The great room features a spacious kitchen with a large island, heart of pine flooring, and beautiful 13' tongue and groove vaulted ceiling with loads of natural light. Leading to the primary bedroom you will find loads of storage with large walk in closet and loft that can be used as additional storage. There is a large garage with an attached shed along with a private fenced in backyard. This home is zoned for both commercial and residential use and can also be used as a short term rental.



\$639,000

4 Bedrooms | 2 Baths | 1,988 SF



20 EAGLE CREST LANE | PONTE VEDRA, FL | *Listed by Suzie Connolly*

This readily available home is an absolute GEM. Located in the gated 55+ community of Riverwood by DelWebb. The resort like Anastasia Club is full of amenities including indoor & outdoor pools, tennis & pickleball courts, fitness center, kayak launch. This single level home is stunning with wood floors throughout, upgraded lighting, plantation shutters and high ceilings. The gorgeous kitchen overlooks the family room with stackable sliders out to a screened paved lanai. This is the perfect perch for your morning coffee while enjoying nature and the preserve views. The spacious primary bedroom offers a large walk-in closet and a sumptuous bath with large shower and double vanities. This split bedroom plan features a 2nd bath with a walk in jacuzzi tub/shower. Even the garage is well appointed.

Advertise with us!

...and receive complimentary ad design

DISTRIBUTION

The Distinctive Real Estate Magazine is a publication of Ponte Vedra Club Realty. It is distributed throughout the common areas of Ponte Vedra Inn & Club and The Lodge & Club as well as being placed in every room at both resorts. The magazine is available at the Ponte Vedra Club Realty main office and the branch office, both located inside Ponte Vedra Inn & Club. We also distribute our magazine to six GATE Gas Stations in the beaches. Ponte Vedra Club Realty's 50 plus active agents also use the magazine when marketing to potential buyers and sellers. The magazine is free and replenished at all locations and hotel rooms on a weekly basis. The magazine is published every other month.

FOR MORE INFORMATION

Email ssrock@mac.com or call 904.285.6927



\$585,000

4 Bedrooms | 3 Baths | 2,226 SF



2591 BENTSHIRE DR. | JACKSONVILLE, FL | Listed by Tyler Ackland & Susan Fort

Beautifully maintained home in Bentwater Place. Move-in ready home with fresh paint and new flooring! The floor plan offers three separate living spaces. The primary bedroom and two guest rooms are on the first floor along with the living room and dining room, kitchen, breakfast nook and family room and upstairs is a large bonus room, home office area and separate bedroom and full bath. Light, bright & clean with many upgrades including new roof in 2020, HVAC in 2018, new w/h 2024, new light fixtures & ceiling fans, new plumbing fixtures, new garage door & opener and door locks. A spacious, paved back yard just off the screened porch offers easy maintenance that could easily accommodate a firepit, summer kitchen, table and chairs or could be easily converted to a large grassy area. Two car garage and storage shed offer lots of extra storage.



\$550,000

4 Bedrooms | 3 Baths | 2,503 SF



455 RUM RUNNER WAY | ST. JOHNS, FL | *Listed by Suzie Connolly*

Gorgeous brand new townhome! The coastal feel, natural light & tall ceilings create an inviting atmosphere, while the tile flooring and brick accents add sophistication & durability. Beautiful kitchen with double stacked cabinets, quartz countertops, stainless steel appliances, and farm sink. 4 bedrooms 3 full baths. 1 bedroom on the main floor with walk-in frameless shower. Upstairs are 3 bedrooms, 2 baths, laundry and a loft space. Large owners suite with private balcony. The stack-back sliders lead to a large backyard with beautiful water view and room for a pool to get the most out of Florida living. Short walk to the Beachwalk lagoon & amenities making this townhome even more appealing.



\$549,990

3 Bedrooms | 2.5 Baths | 2,455 SF



385 SANCTUARY DR. | ST. JOHNS, FL | *Listed by Shelly Williford*

Gorgeous, upgrades galore, and move-in ready! This 3 bedroom/2.5 bath home with an office and bonus room in Durbin Crossing backs up to a sparkling pond. Efficient Energy Star Certified home built by Providence Homes in 2015. Engineered hardwood throughout all of the main areas. Newer HVAC with 3 zones and reverse osmosis water softener. Gourmet kitchen with SS appliances, granite countertops, and huge walk-in pantry. Owner's suite has two walk-in closets and a spacious bath with a garden tub and shower. The fenced backyard overlooking water has a paver screened lanai and extended paver patio with an outdoor fire pit. Quick walkable trail to the A+ Patriot Oaks School. Durbin Crossing has lots of amenities including 2 pools, fitness center, playgrounds, tennis courts, basketball courts, sports fields, walking trails, and more.



\$525,000

3 Bedrooms | 2.5 Baths | 2,052 SF



439 RUM RUNNER WAY | ST. JOHNS, FL | *Listed by Suzie Connolly*

Come see this gorgeous brand new townhome! The coastal feel, natural light & tall ceilings create an inviting atmosphere, while the tile flooring adds both sophistication & durability. Beautiful kitchen with double stacked cabinets, quartz countertops, stainless steel appliances, and farm sink. Owners suite is on the main floor with walk-in shower and double vanity. Upstairs are 2 bedrooms, 1 bath, laundry and a loft space. The stack-back sliders lead to a large backyard with beautiful water view and room for a pool to get the most out of Florida living. Short walk to the Beachwalk lagoon & amenities making this townhome even more appealing.



\$520,000

2 Bedrooms | 2.5 Baths | 1,567 SF



7 COVE RD. | PONTE VEDRA BEACH, FL | *Listed by Mary Ann Gabor*

What are you waiting for? Buy the beach condo! Beach access with your golf cart parked at the Oceanfront Country Club or if you're up for a bike ride or a short walk... you're there. First floor - all rooms look over the water to golf view. Natural light pours into the living/dining room, clear into the kitchen. First floor guest bathroom with extra storage under stairwell closet. Full Laundry room inside and locked storage closet outside. Second floor - owners' suite has water to golf views, renovated bathroom and large walk-in closet. Second bedroom has a step-in jetted tub with shower. Private patio to enjoy the wildlife and golf views!



\$505,900

3 Bedrooms | 3.5 Baths | 2,117 SF



120 TIDECREST PKWY. | PONTE VEDRA, FL | *Listed by Suzie Connolly*

This light and bright 3 story townhome is a standout. Located conveniently in the gated community of Tidewater you're just minutes from all your day to day needs including shopping, schools, YMCA and the beach. The main floor features a spacious white kitchen with stainless steel appliances and large island. Plenty of room to gather and entertain. The generously sized great room has access to the back porch and offers shade and courtyard views. Upstairs is a primary suite with double vanities and large walk-in closet. Another bedroom with ensuite and laundry on this level. The lower level has the 3rd full bath and bedroom with a lovely patio. The 2 car garage has great extra storage. Conveniently located near the Town Center for shopping & dining, fitness center, pools, PB courts.



\$473,000

2 Bedrooms | 2 Baths | 1,488 SF



4300 SOUTH BEACH PKWY. #4210 | JACKSONVILLE BEACH, FL | *Listed by Jo Mitchell*

Welcome to the lifestyle of Valencia, the hidden gem in South Jax Beach. The GATED community is conveniently located near hospitals, shopping, & beaches. Built in 2013, this pristine condo boasts 10-FOOT ceilings, split bedrooms, an upgraded kit w/SS appliances, granite counters, & pantry. Valencia is CONCRETE construction, along with NEWLY installed BARREL TILE ROOFS & IMPACT WINDOWS. As you enter the grand room, you'll be greeted by a balcony overlooking peaceful magnolia trees & a SE exposure. The primary BR features a large shower, soaking tub, & dual vanities. The condo has 3 WALK-IN CLOSETS, a laundry room, & a CLIMATE CONTROLLED STORAGE ROOM. A real plus is 2 SIDE by SIDE GARAGE SPACES. The community features a CLUBHOUSE with a resort pool, gym, sauna, gas & charcoal grills, a dog park, walking trails, 2 fire pits, and a neighborhood garden.



\$439,000

2 Bedrooms | 2 Baths | 1,338 SF

400 E. BAY ST. #1704 | JACKSONVILLE, FL | Listed by Rory Connolly

Experience the pinnacle of urban living in this completely remodeled condo, offering breathtaking views of downtown & the river. No other unit in the building matches the sheer beauty & craftsmanship of this home. Every inch of this condo has been meticulously upgraded, featuring luxury vinyl plank flooring, custom cabinetry, & exquisite quartz countertops. The brand-new appliances, HVAC system, water heater, & high-end water filtration system ensure modern comfort & convenience. The unit is equipped with smart features, including intelligent lighting, mirrors, security system, locks, and blinds—even the appliances are smart-enabled. This condo is a perfect blend of luxury & technology, completely renovated & ready for a new owner. Don't miss the chance to own this unparalleled piece of real estate in the heart of the city.



\$419,000

2 Bedrooms | 2 Baths | 1,457 SF

444 ORCHARD PASS AVE. | PONTE VEDRA, FL | Listed by Brent Seaman

Beautiful Del Webb carriage home in the exclusive 55+ gated community of Del Webb. Gorgeous finishes throughout including quartz countertops in the kitchen, 42" cabinets and plenty of space. The bath features a walk in shower along with double bowl sinks with quartz vanity top, walk in closets for plenty of storage space, office, screened in lanai and more.



\$399,900

3 Bedrooms | 2 Baths | 1,312 SF



6418 OLD DIXIE DR. | ST. AUGUSTINE, FL | Listed by Samantha Fisher

This brand-new construction home will be completed January 2025. This house offers vaulted ceilings, granite counter tops, soft close white shaker cabinets, vinyl plank flooring throughout, ceiling fans in all bedrooms and family room, 2 car garage, stainless-steel appliances, full irrigation and wood fence! Located in a NON-HOA/CDD community and close to downtown St. Augustine, restaurants, shopping, grocery stores, gas stations and the interstate. Your search is over! Come see this beautiful new home!



\$390,000

3 Bedrooms | 2 Baths | 1,986 SF



1336 CATALINA RD. E. | JACKSONVILLE, FL | Listed by Michele & Newman Rossie

Beautiful move-in ready brick home with a huge fenced back yard. Home has been freshly painted and has rich tile and gleaming hardwood flooring throughout. There is no carpeting. Remodeled kitchen boasts granite countertops and custom cherry cabinets with pull out shelving. There is a large family room that spans the entire back of the home and has a wonderful built-in Franklin Free Standing Wood Stove for those cool winter nights! The family room overlooks a spacious screened porch where you can enjoy morning coffee or afternoon tea surrounded by nature. There is a separate living room and a wonderful eat-in kitchen for everyday dining as well as large holiday gatherings. This home is located in a quiet neighborhood that is convenient to great shopping and dining and midway between the beaches and downtown sporting and entertainment venues.



\$365,000

2 Bedrooms | 2 Baths | 1,264 SF

14750 BEACH BLVD. #75 | JACKSONVILLE, FL | Listed by Michele & Newman Rossie

Fabulous opportunity to own a move-in ready home in The Moorings. Spacious ground floor unit, freshly painted with updated baths and kitchen. Oversized tile in all living areas and the secondary bedroom. Enclosed Florida Room spans the entire width of the home to provide extra space for a nice home office, additional living, exercise room, a combination of those. Situated in a very private location in the community backing to a fenced garden area. Dedicated boat slip just steps from the front door! There is plenty of guest parking. Amenities include community pool, gazebo, clubhouse and boat ramp. The Moorings is conveniently located a short drive to the beach and beach events, great shopping and dining!



\$345,000

3 Bedrooms | 2.5 Baths | 1,892 SF

49 RIDGE LAKE RD. | ST. AUGUSTINE, FL | Listed by Samantha Fisher

Seller is offering seller concessions towards closing costs or rate buy down! This exquisite end-unit townhome, built in 2022, features 1,505 sq. ft. of beautifully designed living space, white shaker cabinets, sleek stainless-steel appliances, and stylish upgraded lighting fixtures, and epoxy garage floor! The open layout creates a chic and inviting atmosphere throughout. The oversized 20x30 patio is a standout feature, offering a fantastic outdoor oasis with serene pond views with a full fence—ideal for entertaining guests or enjoying peaceful moments of relaxation. The Park Ridge community enhances your living experience with its refreshing pool, perfect for warm days, and a low HOA fee that covers maintenance for a hassle-free lifestyle and NO CDD! Conveniently located just minutes from shopping centers, restaurants, and beautiful beaches.



\$339,900

3 Bedrooms | 2 Baths | 1,332 SF



1417 LOS ROBLES AVE. | ST. AUGUSTINE, FL | *Listed by Samantha Fisher & Kelley Pierce*

Welcome to 1417 Los Robles Avenue located in the heart of St. Augustine. Enjoy a fully fenced in yard complete with an open floor plan that's light and bright. This 3-bedroom, 2-bath home features Quartz countertops in the kitchen and baths, white shaker cabinets, stainless steel appliances, LVP Flooring in the main living areas, tile in baths, metal roof, Hardie board siding, full irrigation, and a builder's warranty! No HOA, CDD or rental restrictions in this brand-new community close to downtown St. Augustine and the beaches. A rated schools and close to shopping and restaurants.



\$339,900

3 Bedrooms | 2 Baths | 1,288 SF



1310 EISENHOWER DR. | ST. AUGUSTINE, FL | *Listed by Samantha Fisher*

This Brand-New Construction Home is ready to be yours and will be completed in August! This home features 3-bedrooms, 2-bathrooms, an open living area and kitchen with granite countertops, white shaker soft close cabinets, and stainless-steel appliances. Vinyl plank flooring throughout, 3 nice sized bedrooms! Plenty of extra storage space and a laundry room with a door leading to outside. This home has upgraded hardy board siding and a metal roof. Located in Presidential Gardens Neighborhood with NO HOA or CDD! Close to Downtown St. Augustine, The beaches, restaurants, shopping and more! Come make this house your own!



\$339,900

3 Bedrooms | 2.5 Baths | 1,511 SF



1422 SAN JULINE CIR. | ST. AUGUSTINE, FL | Listed by Samantha Fisher & Kelley Pierce

Welcome to 1422 San Juline Circle located in the heart of St. Augustine. Enjoy a fully fenced in yard complete with an open floor plan that's light and bright. This 3 bedroom, 2.5 bath home features Quartz countertops in the kitchen and baths, white shaker cabinets, stainless steel appliances, LVP Flooring on the first floor, tile in baths, carpet on the 2nd level, metal roof, Hardie board siding, full irrigation, and a builders warranty! No HOA, CDD or rental restrictions in this brand new community close to down town St. Augustine and the beaches. A rated schools and close to shopping and restaurants. This is it your search is over!



\$320,000

3 Bedrooms | 2 Baths | 1,171 SF



4532 FOURTH AVE. | ST. AUGUSTINE, FL | Listed by Samantha Fisher

This brand-new build by TBL Construction will be completed September 2024. 3-bedroom 2-bath with no HOA or CDD. This house offers vaulted ceilings, granite countertops, soft close white shaker cabinets in bathrooms and kitchen, vinyl plank flooring throughout and stainless-steel appliances. Spray foam insulation making this house energy efficient! A perfect home to live in or investment opportunity. This home features a builders warranty, irrigation system, a wood fenced in back yard, and a wood side deck. Come see this beautiful house that will not last long!



\$320,000

3 Bedrooms | 2 Baths | 1,171 SF



4628 FOURTH AVE. | ST. AUGUSTINE, FL | Listed by Samantha Fisher1012

This brand-new build by TBL Construction will be completed August 2024. 3-bedroom 2-bath with no HOA or CDD. This house offers vaulted ceilings, granite countertops, soft close white shaker cabinets in bathrooms and kitchen, vinyl plank flooring throughout and stainless-steel appliances. Spray foam insulation making this house energy efficient! A perfect home to live in or investment opportunity. This home features an irrigation system, a wood fenced in back yard, and a wood side deck. Come see this beautiful house and make it your own! Also comes with a builder's warranty!



\$320,000

3 Bedrooms | 2 Baths | 1,171 SF



4624 FOURTH AVE. | ST. AUGUSTINE, FL | Listed by Samantha Fisher

This brand-new build by TBL Construction will be completed September 2024. 3-bedroom 2-bath with no HOA or CDD. This house offers vaulted ceilings, granite countertops, soft close white shaker cabinets in bathrooms and kitchen, vinyl plank flooring throughout and stainless-steel appliances. Spray foam insulation making this house energy efficient! A perfect home to live in or investment opportunity. This home features an irrigation system, a wood fenced in back yard, and a wood side deck. Come see this beautiful house that will not last long!



\$299,000

2 Bedrooms | 2 Baths | 1,156 SF



1701 THE GREENS WAY #1012 | JACKSONVILLE BEACH, FL | *Listed by Taylor Allen*

Welcome to your serene retreat in a desirable gated community! This beautifully updated ground-floor condo features a split-suite layout for added privacy, perfect for modern living. Enjoy the partial marsh views from your patio, offering a tranquil setting to unwind after a long day. The condo has been freshly painted, creating a bright and inviting space ready for your personal touch. With easy access to community amenities and secure living, this home is an ideal blend of comfort and convenience!



\$285,000

2 Bedrooms | 2.5 Baths | 1,610 SF



3245 CLIMBING IVY TRAIL | JACKSONVILLE, FL | *Listed by Patty Li*

Location, location, location!! This is a nice condo in Drayton Park with newer Ac, water heater and roof. Hard wood floors in 1st floor and updated bathrooms. Come see your future home!!!



\$269,000

2 Bedrooms | 2 Baths | 1,260 SF



695 A1A NORTH #69 | PONTE VEDRA BEACH, FL | *Listed by Suzanne Schinsing*

End unit near the pool that has new carpet and has been freshly painted. 2 bedrooms upstairs. Community has pool, tennis court, children's playground. This community is close to shopping and beach. Water and sewer included in the HOA fee.



\$192,500

1 Bedroom | 1 Bath | 730 SF



10435 MIDTOWN PKWY. #252 | JACKSONVILLE, FL | *Listed by Michele & Newman Rossie*

Great opportunity with this improved price! Perfect location on the 2nd floor overlooking a peaceful courtyard! You can walk to great shopping and dining from this gated community of Esplanade at Town Center. This home offers all that and more! Everything you need is steps away and no need to worry about finding a parking place during the busy seasons! In addition to unmatched convenience, you can enjoy all the amenities Esplanade has to offer like the resort style pool, well-equipped fitness center, clubhouse and barbecue grills. This building has conveniently located elevators and your parking spot in the garage is a few steps from your front door! The 1 bedroom 1 bath home offers a spacious floor plan with LVP flooring throughout and fresh paint. New HVAC and water heater in 2023.

Low mortgage rates. Jumbo savings.

Take advantage of our great rates on jumbo mortgages. Plus, ask about our new construction financing options.

For expert advice and personal service, call me today.



Patrick Lasher
Mortgage Loan Officer
NMLS ID# 415203
1-904-545-7354
patrick.lasher@td.com



America's Most Convenient Bank®

MEMBERSHIP BESTOWS A MORE *Beautiful Life*



Our exclusive and elegant private clubs offer members a gathering place in spectacular settings throughout the seasons of life. Beloved and highly trained staff deliver exceptional service and experiences where members are known and feel welcome. You'll find a year-round playground of time-honored traditions, vibrant social events, children's activities, health and wellness options, delicious dining opportunities, beach getaways, tennis, spa, and world-class golf.

To learn more about one or more of our clubs, please contact Sarah Small at 904.273.7735. Allow us to make *life more beautiful for you and yours.*

