

Sand Castles

LUXURY * LIFESTYLE * REAL ESTATE



Photo provided by Gwinn Volen

- SeniorRITAS at Sawgrass celebrate anniversary
- Taking a look at the local real estate market
- Italian taxi driver becomes social media hit
- Tips for success for first-time home buyers
- Recipes to try for Georgia-Florida matchup

OCTOBER 31, 2019

Celebrating 50 years of the
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Recorder

Not your average newspaper, not your average reader

Welcome to the fall issue of Sand Castles – a luxury, lifestyle and seasonal publication



Janet Westling
Contributing Editor

Welcome to our fall issue and our sixth anniversary edition of Sand Castles—a luxury, lifestyle and real estate seasonal section. Our fall weather has finally arrived and after weathering a hurricane miss, we look forward to welcoming our Georgia neighbors to Jacksonville and our beaches.

Since 1915, the Florida/Georgia Game has been played, and since 1933, Jacksonville has been proud to host the successful event. Our hotels and resorts are always filled to capacity. Georgians, who are our No. 1 feeder state for real estate, arrive early to enjoy our restaurants, beautiful beaches and lifestyle!

The Webster's Dictionary definition of lifestyle used as an adjective is "reflecting or promoting an enhanced or more desirable lifestyle. Our beaches communities and our real estate are the poster child for an amazing lifestyle.

In this issue two top interior designers in our community share their recent renovations whose redesign has enhanced the homes living space and lifestyle. Kelly Canada Leland and husband Jim Leland, owners of Abode interiors, share the fabulous Spinnakers Reach renovation that was on the Cultural Center home tour. Elizabeth Barnette, kitchen designer with Robison Cabinets, poses the question: How and Why do a kitchen remodel and shares with us the process of a kitchen

makeover. Local chef Alice Hickox and owner of "Lettuce do Dinner" shares some wonderful recipes for tailgating during the Florida/Georgia game.

Our Market Watch this issue is written by Jan Fisher, Realtor with Coldwell Banker. Holly Hayes, with Berkshire Hathaway HSFNR, shares real estate statistics for the neighborhoods in Ponte Vedra Beach. Ten top realtors take us on a tour of their wonderful properties currently for sale.

Our First Coast is a wonderful place to live and is filled with caring people, wonderful foundations and fundraisers that are changing lives and helping others.

This season the SenioRitas of Sawgrass Country Club celebrate their 20th Anniversary. Read about the years of success this signature tennis tournament founded by Mary Pappas and friends has contributed to breast cancer research. We also hear about the upcoming Heroes Ball that takes place on Nov. 8, with special guest Oliver North. The Heroes Gala, a fundraiser with a powerful purpose, changes the lives of veterans. When it

comes to changing lives, the Women's Health Center has been at the forefront of its mission for almost 30 years. Nancy Basham, executive director of the health center, shares its story and mission and the details on their 30th anniversary Gala Fundraiser on April 2, 2020 with keynote speaker Candace Owens.

Many travel writers have shared their adventures and travel tips in Sand Castles. Former Ponte Vedra Recorder Managing Editor Jennifer Logue shares her adventure in Italy in a story titled "Ciro-Mania: Amalfi Coast's singing cab driver becomes social media sensation."

Our home is our castle, and at the Beaches, it is our castle in the sand. From palm trees to sand dunes and golf courses to resort living, Jacksonville, Ponte Vedra Beach and the Beaches communities offer the most desirable living in Northeast Florida!

Janet Westling, Realtor, GRI, CIPS
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Sand Castles creator and contributing editor

MARKET WATCH

Navigating shifts in ever-changing market

By Jan Fisher

Coldwell Banker Vanguard Realty

As real estate agents, we are often asked our take on the market or whether we are in a down swing or upswing. Then there's the "How quickly do you think my home will sell?" question. That's almost as open ended as "Why has my home not sold?"

Then there's the "Bill down the street sold his home in two weeks. Why?" The most challenging question of all is when we are asked to predict the future market. Often, there are many answers to this question.

Answering, "What's the market going to be like next year?" is like playing a game of roulette. All are valid questions, and would it be that any of us who are armed with a real estate license have all the answers?

The bottom line is real estate is ever-shifting and is dependent on so many factors. Most of which have nothing to do with buying and selling houses.

Traditionally, in an election year the market takes more swings than non-election years. People start thinking about the economy and start worrying if new leadership will bring about changes that affect income and financial well-being. If your chosen candidate is winning, then you are upbeat and have no fear of the future. If your person is losing, then it is woe is me and the world is coming to an end.

Swings in the Dow take parallel emotional tolls on buyer and seller real estate market perspectives, which is often not true. Then there are environmental factors.

My favorite one is that any named storm is likely to blow a home away. To me that's the glass half empty way of looking at it. Here, we don't have to worry about earthquakes, wildfires, smog and high taxes. The market is really up to you. It all boils down to buyer confidence.

Now for some answers ...



Photo provided by metrocreativeconnection.com

Question: How quickly do you think my home will sell?

Answer: If it is priced correctly, in good condition, shows signs of updates throughout the years, and is in a sought-after location we should expect a 3-6 month turnaround in today's market.

Question: Why has my home not sold?

Answer: If there are visible repairs and deferred maintenance issues that buyers can see while viewing

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SenioRITAS celebrate 20th Anniversary at Sawgrass

By Beverly Roman

Every year women over 40 (SeniorRITAS) participate in an annual tennis event at Sawgrass Country Club.

Breast cancer strikes one out of eight women and SenioRITAS want researchers to find a cure. Since Charles (Chuck) Jantz, established the RITA (Research Is The Answer) Foundation Charity for breast cancer challenges in 1997, 100% of the proceeds from all events are donated and more than \$5 million has been given to Jacksonville facilities: Mayo Clinic, Baptist Medical Center Beaches, Breast Health Center at UF Health and the Baptist Cancer Institute.

Jantz founded the RITA Foundation, and later, Mary Pappas inspired SenioRITAS for women over 40, held at Sawgrass Country Club, and another legacy was born. Pappas continues to be an active and enthusiastic supporter of SenioRITAS, and on this anniversary, the committee gave her 20 beautiful pink roses as a tribute to her service. Hundreds of ladies will benefit from this impact for years to come.

This year for the first time, SenioRITAS is partnering with Baptist MD Anderson Cancer Center and First Coast News to provide a Buddy Bus that will be a mobile mammography unit for the community. Two of the RITA charity events, SenioRITA and MixedRita are committing \$50,000 each, for a total of \$100,000 to making The Buddy Bus a reality. The bus will offer state-of-the-art 3D screening mammography in a convenient and affordable setting. During the auction party, Jeannie Blaylock, a weekday anchor of First Coast News, gave a talk about the Buddy Bus and its enormous effect on the community.

The SenioRITA programs began with a kick-off party at Pussers Carribean Grill Restaurant sponsored by SunTrust Investment Services, Inc. The evening was followed by a live and silent auction party held at Sawgrass Beach Club on Oct. 14. And, lastly, SenioRTIAs hosted a three-day tennis tournament at the Sawgrass Tennis Center with over 300 players participating. The players hail from not only Sawgrass, but also surrounding communities and several other states. The tennis events are free to the public and every year we welcome guests to Sawgrass to share in the festivities.

Sawgrass Club Manager Perry Kenny created a magnificent ice sculpture that graced the entrance at the top of the stairs of the Beach Club, as well as orchestrating a fine meal and many of the logistics involved in an event of this size.

Nancy Jantz, a local artist, was extremely involved in all of the basket decorations and numerous other presen-



Photos provided by Beverly Roman



ABOVE: Mary Pappas

LEFT: Jeannie Blaylock from First Coast News

Kathy Vanderbilt, Charles E. Johnson, Roland and Sara-Ann Gomez and Trace Duryea.

Finally, the auction party enjoyed the music of Simply Strings, young ladies from Ponte Veda. Natalie Decker and Madison Fischer playing the violin and Emily Caraher with the cello.

If you would like to contribute to a worthy cause for the Mayo Clinic and Baptist Medical Center Beaches, a good way to get

involved is to donate to the Memorial Fund. Donations can be made year round and these donations honor family or friends who have been stricken with this devastating disease. To donate, go to www.the-rita-foundation.org/senioritas.

To learn more, or to be a volunteer on our committee, contact Jantz at chuckjantz@gmail.com.

tations that made the event very special.

Sponsors included Robert and Monica Jacoby, Susan D. Akers, The Main Street America Group, Wendy Brower, Fields Auto Group, The Volvo Car Open, The Lighthouse Wealth Management Group at Morgan Stanley, Bestbet, Regency Centers, Fran Palmer, SunTrust Investment Services, Inc., Jack Morey & Joe Carnley, Fred and



Photos provided by Elizabeth Barnette

How and why to do a kitchen remodel

By Elizabeth Barnette

Get inspired! The best place to start remodeling your kitchen is at your fingertips. Start by browsing the many options on the web. One of my favorites is real estate advertisements. And with a recoup of 70% or higher of the cost a kitchen remodel, most of the homes you see listed for sale have at least "spruced up" their kitchen. Savvy sellers know the way to quick

and profitable results is a beautifully appointed and functioning kitchen.

Start collecting pictures of things that catch your eye: styles, colors, hardware, tile and lighting all set the tone for your personal taste. Having pictures to show and talk about in your initial conversation with a good cabinet designer can help speed the process along, and make sure you are



Lovely beach bungalow on Ponte Vedra Boulevard

By Michelle Floyd

No need to escape your daily life when you live in this beach bungalow! Located in a highly sought-after address in South Ponte Vedra, this home has charm inside and out.

Built to last for generations of use, this bungalow makes a great vacation home for additional income potential or to use for your daily retreat from the world. With new hardboard siding, soffits and hurricane-rated windows and doors, this three bedroom, two bath home was built in 1950 but recently renovated with hardwood tile

floors throughout, updated kitchen and beautiful white brick working fireplace.

The vaulted wood-beam ceiling gives this home limitless charm. Yard work is at a minimum when you live here, with a spacious outdoor patio just steps away from multiple entertaining areas with the ocean in full view.

This home offers the excitement of turtle watching, dolphins in full view, an array of sea and birdlife at a glance, offering undisturbed serenity. It has great dune coverage and is located on 100 feet of ocean frontage for daily walks and beach activities.



Photos provided by Michelle Floyd



Invest now for retirement later

By Cheryl Dolan

Not planning to retire for a few more years, but want to take advantage of current prices and favorable interest rates?

Consider buying your retirement home now as an investment property and take advantage of the opportunity to grow your savings through rental income and price appreciation. The rental market is strong in the Ponte Vedra area, especially for those building new homes or wanting to live here before making a buying decision.

Take a look at this beautiful Nocatee home located in Siena at Town Center. Designed and built to accommodate aging in place and barrier free living, this home features an open concept floor plan

where the living, dining and kitchen areas flow seamlessly.

The chef's kitchen is well appointed with granite countertops and island, 42-inch cabinets, stainless steel appliances, gas range and walk-in pantry. Tile floors throughout require little maintenance while plantation shutters and blinds cover the windows, affording privacy. Enjoy all seasons of the year, whether on your screened lanai or sitting by your gas fireplace in the living room. Best of all, it's just a few minutes walk, bike or golf cart ride to shopping, dining and all the amenities the Nocatee lifestyle offers.

This property is represented by Berkshire Hathaway HomeServices Florida Network Realty, listed by Cheryl Dolan and offered at \$399,900.



Photos provided by Cheryl Dolan

Market Watch

Continued from 16

the home, chances are you are still on the market. With HGTV being one of the most watched networks, I can assure you that buyers in all demographics want updates. Whether it be paint, flooring, etc. Updates are key! If the home has little to no updates, it will be considered dated and a "fixer upper" no matter what the condition.

Question: Why did Bill's house sell and not mine?

Answer: Bill's home was likely in a better location, in better shape, updated, and priced correctly.

Question: What did Bill's agent do differently?

Answer: Here is where you need to start digging for more information. Does my agent aggressively market my property? What is their marketing plan? Does my

agent have the budget for superior photos, property videos and television ads? These are the questions you should be asking agents when you interview for your listing.

Selling a home is a partnership between you and your agent. It is imperative that you work together throughout the process to achieve success.

So where do we stand in the market today? The answer is slightly better than last year, much better than the year before,

and most of us are optimistic about next year. The economy is robust, interest rates are down, and growth is heading our way. The biggest problem in housing today is a lack of inventory. We are on the plus side of the ledger for every category except active listings. Across the board we are down about six percent. According to the experts we have about 3 to 4 month's supply of properties currently on the market.

Now is the time to sell and now is the time to buy.

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Photos provided by Elizabeth Barnette

Remodel

Continued from 18

speaking the same language. Be sure you point out what you like, and equally as important, what you don't like about each photograph.

Set your goals. You will need to have a time frame for starting your project and when you would like the job completed. Factor in time to pack up your kitchen, or if you're not moving out, to set up a make-shift kitchen in another area of your home. Keep in mind times when you

might not want contractors working in your home, such as when you're away on vacations or when you might have company staying in your home. It's important to keep good communication with all involved, so your project runs smoothly.

When considering a timeline, keep in mind how quickly you make decisions. Consider the lead time for hardware and other products ordered along with the construction time your contractor has given you. A kitchen remodel can take up to several months. Time can quickly slip away if you don't stay on top of the project.



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Photos provided by Jack Floyd



Fantastic living at Marina San Pablo

By Jack Floyd

Location! Location! A highly desirable southeast corner unit is located on the 7th floor of the luxurious Marina San Pablo Building.

Offering four generous sized suites and five bathrooms with over 3,340 square feet, this unit can function as a primary residence or a second home getaway for any lifestyle.

The private, gated community is less than a 10-minute drive to Ponte Vedra Beach and TPC Sawgrass, St. Johns Town Center, Mayo Clinic and the Jacksonville Beaches. Within a convenient 15-minute drive is downtown Jacksonville, which pulses with excitement over the hometown Jaguars, the Jumbo Shrimp minor league baseball team and the annual Florida versus Georgia college football matchup, affectionately known as the World's Largest Outdoor Cocktail Party.

Located directly on the Intracoastal Waterway with a private marina and direct access to the Atlantic Ocean, Marina San Pablo is truly a unique building with respect to its convenient location. The exterior was constructed with the highest quality materials, and is maintained diligently, providing owners with peace of mind. Whether you are a full-time resident, traveling to Europe for a month or using the

unit several times a year, the building and surrounding landscaping will reliably be as pristine upon your return as it was when you departed.

Oversized balconies encourage outdoor grilling and entertaining with the dramatic backdrop of the panoramic Intracoastal Waterway and surrounding marshlands views.

Wake up to enchanting picturesque sunrises over the Atlantic Ocean.

Inside, the home reflects the same quality in everything from updated appliances to modern fixtures. This like-new, two-owner home has been gently lived in, primarily as a second home and lovingly maintained by professionals. Gated, under-building parking provides a secure location for one of the two parking spaces which come with the unit, plus a private storage area for fishing and beach gear.

As a native of both Florida and Jacksonville, I have come to realize with age and experience what an undiscovered gem Northeast Florida truly is. The options for restaurants, shopping, historic attractions, sporting events and recreation all within a matter of minutes create a unique place that I am proud to call home. And which I know the future owner of this Marina San Pablo home will come to appreciate.

Beach without the bother

By Doris Arnold

Want to wake to easy access to a sandy beach and crystal-clear lagoon every morning?

Imagine sipping your coffee and starting your day on your private balcony or slipping through your privately fenced backyard directly onto the beach to warm up for your morning workout.

The fabulous Atlantica Isles at Beachwalk community in St. Johns County on County Road 210 offers exclusive access to a members-only private beach club, swimming, kayaking, paddle boarding, sailing, 40-foot water slides and a chance to relax at the community's expansive 3,000-square-foot swim-up bar.

Your fitness goals are always within reach at the onsite 24-hour fitness center with yoga den and state-of-the-art cardio and weight training equipment.

Tennis anyone? Beachwalk is also home to professional-grade Har-Tru courts.

Or join a group of friends on the warm sand in a game of beach volleyball or perfect your putting at the community's putting green.

Your furry friends will appreciate the Laguna Dog Splash Park where they can cool off or let loose off-leash.

A unique and easy way of life that includes relaxing, entertaining, dining and shopping

all within steps of a private beach is available as an affordable alternative to oceanfront living. Beautifully appointed and filled with upgrades, Atlantica Isles at Beachwalk's lagoon-front villas were designed to provide maintenance-free living so you can maximize your free time. Architectural and exterior details include superior 2-inch by 6-inch exterior wall construction, pavers on entry, walkway and driveway, 8-inch tall garage door(s) with ultra-quiet belt driven opener.

Elegant interiors include knockdown ceilings and smooth walls, upgraded 5/4-inch base molding, wood window sills, oversized laundry room with space for washer, dryer and utility sink. Windows are insulated low-E vinyl while front doors are energy efficient fiberglass. ENERGY STAR-rated, 15 SEER high-efficiency, heating and cooling system with programmable thermostats coupled with upgraded insulation throughout the villas. Atlantica Isles cooktops, water heaters, dryers and back porch outlet all access natural gas. Gourmet kitchens feature Legacy 42-inch cabinets with hardware, stainless steel appliances, and recessed lighting. Luxury master and secondary baths include comfort-height elongated toilets, raised height vanities, 18-inch ceramic tile floor, oversized showers and tankless gas water heater.

Atlantica Isles at Beachwalk is a master planned community with gated entrance and a 14-acre Crystal Lagoon.

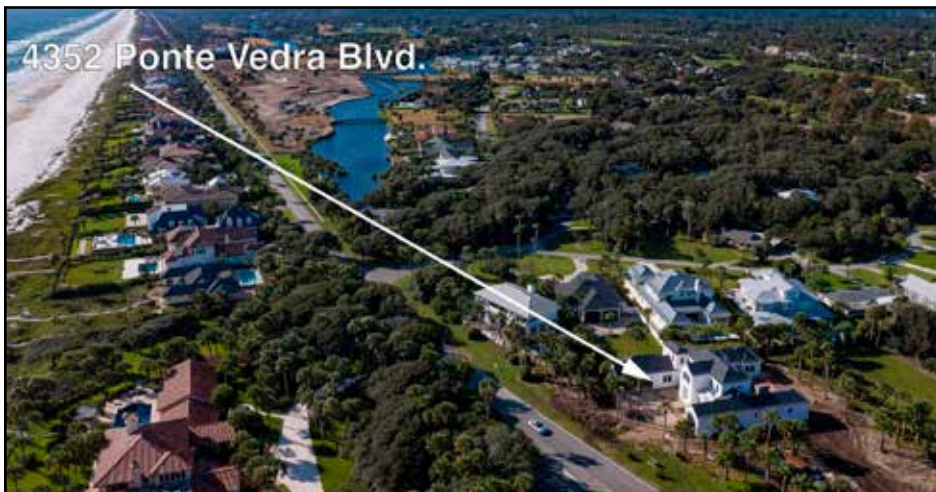


Photos provided by Doris Arnold





Photos provided by Kim Martin-Fisher



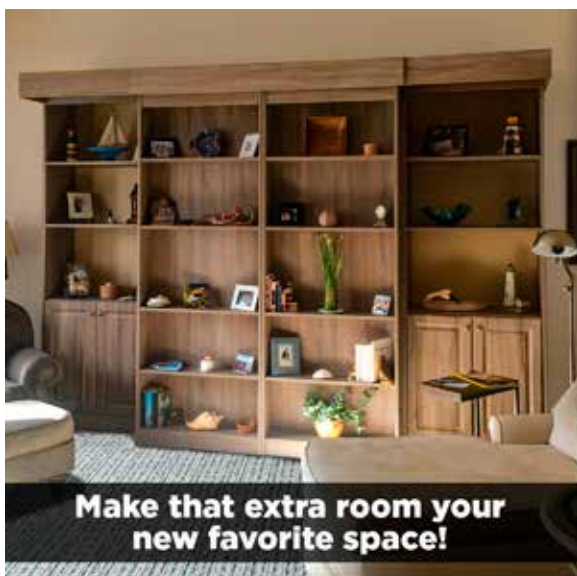
Luxury living on Ponte Vedra Boulevard

By Kim Martin-Fisher and Jennifer Martin Faulker

Low-interest rates ... strong demand ... lack of inventory ... cookie-cutter designs... those are common topics around the coffee pot in most real estate offices today. As Realtors, we have the advantage of seeing the market through a wide-angle lens. Most of the people moving into the Ponte Vedra market agree about one thing in particular: They want homes with the latest and greatest, an ideal loca-

tion and a home that does not look like their neighbor's. "Our goal was to meld classic style with contemporary elements to make the design timeless. The attention to detail and finishes is unprecedented." builder Joshua Spalten said about the new SH Design's house at 4352 Ponte Vedra Blvd. "When finished sometime in January, it's going to underscore the luxury in luxury homes."

LUXURY continues on Page 24



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MLS# 1014853 / \$1,898,000

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Gorgeous lot over half an acre only steps from the Atlantic Ocean surrounded by beautiful palm trees and majestic oaks. Includes deeded gated beach access.
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121 LAMP LIGHTER LN.



Santa Fe style pool home in Marsh Landing featuring 5 BD, 4 full & 3 half BA overlooking the marsh and golf course, simply stunning! A private office suite is located above the second 2 car garage.
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25504 MARSH LANDING PKWY.



Beautiful 4BD, 4BA pool home in Marsh Landing with lake views. Conveniently located by Marsh Landing Country Club.
MLS# 1018451 / \$949,000.



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Photo provided by metrocreativeconnection.com

Local real estate: Buyers' market or sellers' market?

By Holly Hayes

Welcome to fall ... well, almost!

The summer selling season was HOT and things have cooled a little, unfortunately, not the temperatures yet. The days are getting shorter and inventory is still low, but the interest rates are keeping buyers searching longer for the perfect home. If you are considering buying or selling, NOW is the time.

We are coming up on an election year, and with that, all the discussion of what could happen in the real estate market. No one has a crystal ball and we can't see into the future, so let me give you a true picture of what our local real estate market is doing right now.

Take a look at the availability, buying activity and prices per square foot for residential and condominium sales in Ponte Vedra Beach for the third quarter of 2019.

OCEANFRONT

Currently, there are 85 active properties ranging in price from \$744,000 to \$10,989,000. The average list price is

\$3,935,207 with an average square footage of 4996 and an average price per square foot of 761.29 and lingering on the market an average of 401 days. There is currently one property in pending status ranging in price at \$699,000. There have been five closed sales in the third quarter priced between \$1,200,000 and \$6,000,000 with an average sales price of \$3,312,500 at 92% of list price with 4,487 square feet at \$741.55 per square foot and 283 days on market. Just over \$16 million in volume was sold between July 1 and Sept. 30.

OCEANFRONT – SOUTH PONTE VEDRA

Currently, there are 29 active properties ranging in price from \$625,000 to \$2,975,000. The average list price is \$1,326,538 with an average square footage of 2,966 and an average price per square foot of \$479.70 and days on market average of 184. There have been four closed sales in the third quarter priced between \$845,000 and \$1,500,000 with an average sales price of \$1,191,250 at 97% of list price with 2,784 sf at \$430.85 per square foot and 125 days on market.

Almost \$5 million in volume sold during this time.

SAWGRASS COUNTRY CLUB

Currently, there are 19 active properties ranging in price from \$219,900 to \$1,500,000. The average list price is \$630,742 with an average square footage of 2,180 and an average price per square foot of \$298.30 and on the market on average 77 days. There are two homes in pending status at \$419,000 and \$753,000. There have been 20 closed sales in the third quarter priced between \$275,000 and \$990,000 with an average sales price of \$540,600 at 96% of list price with 2,228 square feet at \$232.69 per square foot and 110 days on market. Just over \$10 million in sold volume for the quarter.

OLD PONTE VEDRA – NON-OCEANFRONT

Currently, there are 24 active properties ranging in price from \$424,900 to \$6,750,000. The average list price is \$2,059,492 with an average square footage of 3,963 and an average price per square foot of \$473.01 and average of 138 days

on market. There are currently two properties in contingent status at \$855,000 and \$2,950,000. There are currently three properties in pending status ranging in price from \$979,000 to \$2,595,000. There have been 12 closed sales in the third quarter priced between \$497,000 and \$4,950,000 with an average sales price of \$1,705,792 at 96% of list price with 3,185 square feet at \$465.75 per square foot and 107 days on market. This area had a sold volume of \$20.5 million.

MARSH LANDING

There are 33 active properties ranging in price from \$774,500 to \$5,385,000. The average list price is \$1,856,673 with an average square footage of 5,482 and an average list price per square foot of \$315.22 and with a days on market of 142. There are currently seven properties in pending status ranging in price from \$635,000 to \$1,695,000. There have been 17 closed sales in the third quarter priced between \$560,000 and \$1,850,000 with an average

HOMES continues on Page 27

Luxury

Continued from 23

Located just north of the Ponte Vedra Inn and Club and directly across the street from the ocean, it is perfectly situated for the upscale buyer.

The striking white painted brick is just the beginning with this home. Underneath, it is fully wrapped with spray foam insulation top to bottom and side to side. This home is not only highly energy-efficient,

“it is fully wired to be a smart house.”

“Everything from speakers to lights to locks to the burglar alarm is controlled by the extensive home automation center,” said Jason Huntley with SH Design.

Huntley and Spalten are the developers/builders, and are anxious for their creation to come to life.

According to Spalten, it will be the new standard of luxury in North Florida.

“It is going to have the sources of specific finishes that you don't normally see in this market,” he said. “For example, the

Lacanche Range, the four-sided DaVinci custom fireplace, the DuChateau wood floors and many other design elements that are fully custom and influenced by designs from the West Coast.”

The design is meant to be timeless, and it is. There are also some surprises, like the hidden door that leads from the main living areas to the massive owner's wing and the pool by Aqua Design.

“It will bring the outside in,” Huntley said. “When standing in front of the custom designed window, you will have

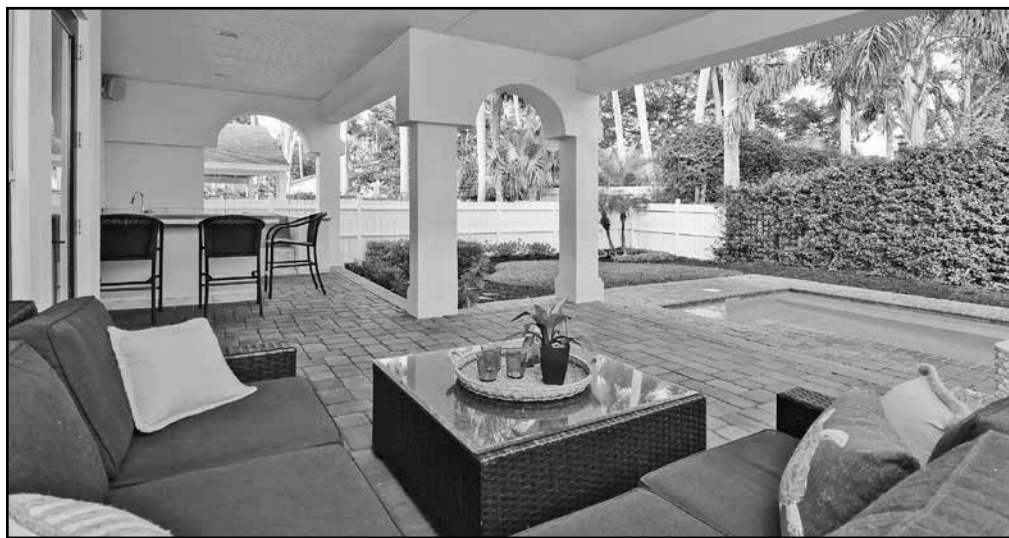
the sensation you are standing at the edge of the pool, and the specifically designed pavers will make you think you are walking on water.”

Four bedrooms, 4½ baths, including an attached guest suite and loft with 4,495 square feet, the property is now available for purchase with an expected completion date in January 2020.

The property at 4352 Ponte Vedra Blvd. is being marketed by Kim Martin-Fisher and Jennifer Martin Faulkner at Coldwell Banker Vanguard Realty.



Photos provided by Jennifer Sexton



Enjoy relaxing sunsets, cool drinks and sand between your toes

By Jennifer Sexton

If one were to ask me what I love about this home, I'd say the location of this four bedroom, 3½ bath, 3,229 square foot pool home in the heart of Atlantic Beach. It is ideal. The property located at 335 9th St. is only three blocks to the sand, blocks to Bull Memorial and Jack Russell Parks, and within a bike ride to Atlantic Beach Elementary and the Beaches Town Center.

Designed to take full advantage of indoor-outdoor living, this home is perfect for hosting great parties as well as enjoying a little peace and quiet poolside. From the moment you walk through the doors, you'll appreciate the many upgrades and custom appointments. A cool coastal palette of whites and creams sets the mood and allows the homeowner to add their own personal splashes of color. The impressive 2-story ceiling in the living room complements the spacious open

floorplan, while the study offers the perfect escape to get some work done. The gourmet kitchen features white cabinetry and Thermador appliances, plus an island that's perfect for prepping a family meal. A spacious dining area adjacent to the kitchen is centered by a gas fireplace and a wet bar. Cook, eat and lounge in one open space with the optimal layout for gathering. The luxurious master retreat offers a beverage bar and private balcony to relax and unwind. An oversized, covered lanai hosts a summer kitchen and a large living area, overlooking the heated saltwater pool and low maintenance backyard.

Come by to see this home and all that it has to offer. Just a warning ... you may be tempted to put your toes in the sand with your favorite beverage in hand! This property is represented by Berkshire Hathaway HomeServices Florida Network Realty, listed by Jennifer Sexton, and offered at \$1,250,000.

Reasons to love living in Atlantic Beach

By Jennifer Sexton

Living in Atlantic Beach means something different to every one of the nearly 10,000 people who call it home. Somewhere between the sugary sand that kisses the Atlantic Ocean to the sawgrass that waves in the gentle breeze as folks cross the Intracoastal Waterway lies a slice of heaven with something to offer every time you visit.

The wheels on brightly colored beach cruisers start rolling with the sunrise on quiet streets but quickly fill with shouts of kids playing ball, adults calling out to neighbors and visitors who can't seem to decide where to start first! Atlantic Beach is a place where those bicycles replace automobiles after 5 p.m. and on weekends and where bathing suits and flip flops are both casual and formal attire, depending on the crowd you set your beach chair next to.

Friday evenings find friends walking to the Town Center where a seemingly endless array of shops bide the time until your dinner reservation is ready at one of Northeast Florida's best restaurants. The evening isn't complete until everyone in your party has chatted with a neighbor, seen a co-worker unwinding from a stressful week or made plans for the rest of the weekend for themselves, or their children.

Saturdays and Sundays are for beach ... and the Jaguars in the fall. You can always tell when the Gators or Seminoles



are about to kick off as smoke rises from porches along with what smells like one heck of a party about to begin. It doesn't matter who you root for, the residents of Atlantic Beach are always up for a game, the party that starts before it and the one that seems to keep on going even after the last whistle has sounded and the sun has set.

What really makes Atlantic Beach special is the sense of ownership that you can just feel when talking to people who call it home. Whether you're standing on the

driveway talking about hurricane season or in line at the grocery store chatting about the newest house on Seminole Road or the plans for a new restaurant on Atlantic Boulevard, people know what's going on in their neighborhood. Abraham Lincoln once said, "all politics is local" and that's very true in Atlantic Beach. A mayor and four city council representatives work with citizens, city workers, its own police force and the government in Duval County to make sure that Atlantic Beach has everything it needs to keep the quality of life



Photos provided by Jennifer Sexton

high and at the same time ensure smart, sustainable, inevitable growth. We've been known to stand up for what we believe in and to rally to support or oppose those things that would negatively impact the community we love so much. That kind of civic pride is often lost in the bigger cities and more spread out towns in America. In Atlantic Beach, being a part of the solution or sharing a unique idea is almost a responsibility.



Photo provided by Jennifer Sexton

Atlantic Beach

Continued from 25

Atlantic Beach is tremendously proud of its environment. The beaches are a constant reminder of our connection to the Atlantic Ocean and the Intracoastal Waterway to the St. Johns River. An unequaled tree canopy truly sets our city apart from our neighbors. Grab your

beach cruiser and cruise down Selva Marina Drive for a look at some of the most spectacular Southern Live Oaks anywhere in north Florida. Yawning magnolias with waxy leaves and enormous white flowers welcome you to Johannsen Park a little further east and an assortment of hickory, maple and of course palm trees beckon you with their stately beauty as you roll past. Speaking of the abundant nature, you're sure to spot an osprey soaring overhead or an egret high-stepping around a pond. As the day draws to a close, listen closely for the hoot, hoot, hoot of our many owls and keep an eye on the sky for the bat population out in search of an evening meal. Your connection to the natural world is inevitable and incredible and all it costs you is a few quiet moments and a little of your precious time.

If it sounds like Atlantic Beach is a place you absolutely must visit to get the complete picture, then you've got the right idea. There just aren't enough adjectives to describe what makes this small Florida town special, to give you the entire perspective on a community that both appreciates who they are and what they have and yet wants to do the right thing to keep its idyllic charm and make sure it grows with the vibrant times we're living in here in Northeast Florida.

Visit Atlantic Beach and see for yourself...you might be able to write this article yourself after you've seen our sunrise and shared our hospitality!

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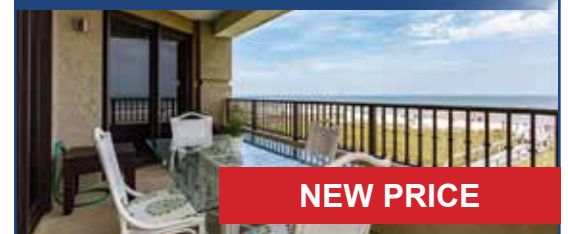
133 Crestway Ln.
3 BED/3 BA 3,072 sq. ft. On cul-de-sac with screened-in porch overlooking preserve & lake view in front.
\$460,000 Call Helena Norden

SEASIDE AT PONTE VEDRA BEACH



160 Crosscove Cir.
4 BED/3 BA 2,265 s. ft. Designer upgrades. Close to the beach! High-end remodeled kitchen.
\$475,000 Call Helena Norden

JACKSONVILLE BEACH



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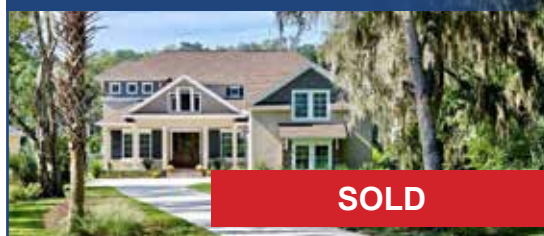
50 3rd Avenue, #303
3 BED/3 BA 2,310 sq. ft. Open floorplan with large oceanfront terrace. Motivated seller.
\$879,000 Call Jacquelyn Bates

MARSH LANDING COUNTRY CLUB



24031 Marsh Landing Pkwy.
3 BED/2.5 BA 2,826 sq. ft. Well-maintained 1-level home on large lot with marsh views.
\$649,000 Call Jacquelyn Bates

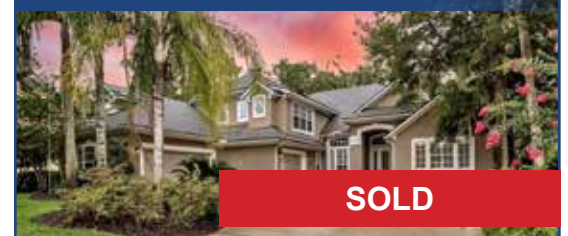
ROSCOE BOULEVARD



SOLD

55 N. Roscoe Blvd.
5 BED/4.1 BA 4,280 sq. ft. of gorgeous living on the water. 400'x75' lot with covered dock & boat lift.
\$1,700,000 Call Joni Zwick

PLANTATION OAKS



SOLD

841 Baytree Ln.
5 BED/5.1 BA 4,202 sq. ft. Pool home on cul-de-sac lot in the beautiful neighborhood of Plantation Oaks.
\$804,000 Call Joni Zwick



Helena Norden
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Joni Zwick
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Ponte Vedra Beach, FL 32082

Journey to like-new home on Spinnaker's Reach Drive

By Jim Leland

Abode Interiors

Do you ever look around your home and feel like there is never a sense of peace and calm because there are SO many things you'd like to change about how your home looks and functions? Don't feel alone because this is how many beach residents feel in their homes that were built in the 80s and even 90s. One such case is an oceanfront condo in the Sawgrass Beach Club. The location and views are absolutely amazing, but the home interior ... not so much. Enter Kelly Canada and the professionals at Abode Interiors.

Although the condo had been renovated slightly since being built in 1983, our journey begins in 2008, when the new owners wanted to update a more traditional style to reflect the laid-back beach vibe that comes from the Atlantic Ocean, just steps away. We initially decided to keep the light maple solid wood floors as these would work with the overall beachy feel, cutting down on expenses and mess. We did remove kitchen tile that was around the island, painted a lighter neutral sand color from Benjamin Moore on the walls, replaced all furniture, rugs, drapery, glass on the elevator (image of heron to a sand-blasted finish), lighting and art/accessories.

The inspiration for the entire home was a gorgeous custom-made chandelier with capri abalone shells. We incorporated light linen fabrics for all the drapery and utilized indoor/outdoor fabrics for all window seats and upholstery. Facing the eastern sunrise, the home receives an immense amount of sunlight which can fade normal fabrics and upholstery, in addition to the wear from wet bathing suits and sunscreen covered guests that sit on the furnishings. We needed low stress and easy to care for upholstery. Because of this, we went with all custom upholstery manufactured through the experts at Lee Industries.

Custom dining, coffee and side tables were fabricated by Tritter Feefer. In a cozy place for reading and looking out over the ocean, there was an odd side table and



Photos provided by Jim Leland



dining chairs, which we replaced with two comfy chaises. Working with a local artist, we designed a custom driftwood floor mirror and wall shelving to coordinate with an organic teak entry bench from Artesia. Local framer extraordinaire, Bill Carter with Chao, framed a collection of beautiful sepia toned shell photographs by local artist John Kuss. From a design by Abode Interiors, Call Construction crafted a built in TV unit to resemble a fireplace. Not a stone was left unturned to provide a light open organic space filled with detail.

In 2010, the master bath was completely



guttered. We removed the little, if ever used monstrously huge tub, enlarged the shower, adding a steam shower with water jets and ceiling mount rain head. Additionally, custom cabinetry, new floor & wall tile, lighting, and tongue and groove wall paneling were incorporated. We designed a custom-built makeup vanity in lieu of a pedestal tub. A local artist made a stunning oyster mirror to place above the makeup vanity. Daren Jaffe of Jaffe rugs in Jacksonville, created a custom rug from Abode's design to resemble seaweed in soft blue and sand colors. The now very fa-

mous Amy Donaldson painted a beautiful old-style plaster wall finish, reminiscent of old French plaster walls.

In the guest baths, we replaced all tile, lighting, hardware, mirrors and wall finishes. We had some fun with the girl's bath by designing a mermaid themed look with glass turquoise iridescent shower tiles and neutral white tile floors. In the boy's bath we installed textured large white tiles and a pebble tile shower floor. Once again, Amy Donaldson crafted a beautiful plaster wall finish, adding so much more detail than a simple standard painted finish.

The final project in 2018 was to completely remodel the kitchen, replace the wood flooring throughout home, convert all stained wood doors to a painted finish, and lighten all walls to Benjamin Moore's "Gray Mist" color. Local woodworking artist Greg Morgan fabricated custom driftwood ceiling beams which were installed in the girl's bedroom. Stan Dukeman of Dukeman's Custom Woodworks collaborated with us to design and create a beautiful new kitchen. Using a warm grey with a whitewash finish on the island and hood, while keeping the wall cabinetry in dove white made the kitchen feel more spacious.

We removed unused cabinetry in the small sunroom and replaced it with a custom table and banquet seating. New white quartz countertops replaced dark granite and a farmhouse sink was installed. Glass tiles resembling shells were installed on the backsplash, and beautiful recycled glass bead pendants from Ro Sham Beau are featured over the island. To add consistency, create the feeling of expanded space and further enhance the beach vibe, Duchateau 7-foot wood plank floors in a matte finish were installed in the entire home, upstairs and down!

The final project was stunning, so much so the home was featured along with six other homes in the Ponte Vedra Beach Cultural Center's Home & Art Tour. The condo was recently sold by Janet Westling garnering the highest price of any home in Spinnakers Reach!

Homes

Continued from 24

sales price of \$1,123,619 at 96% of list price with 4,498 sf at \$246.88 per square foot and 139 days on market. Marsh Landing has a sold volume of \$19.1 million, which is the highest sales volume of the neighborhoods discussed here.

PLANTATION AT PONTE VEDRA

There are 32 active properties ranging in price from \$529,999 to \$1,789,000. The average list price is \$1,034,194 with an average square footage of 4,146 and an average price per square foot of \$247.50 and 258 days on market average. There are three homes in pending status between

\$654,990 and \$1,150,000. There have been five closed sales in the third quarter priced between \$685,000 and \$2,600,000 with an average sales price of \$1,431,000 at 94% of list price with 5,848 sf at \$255.93 per square foot and 121 days on market. The Plantation had overall sold volume of \$7.1 million.

PONTE VEDRA BY THE SEA

There are four active properties ranging in price from \$839,900 to \$1,029,000. The average list price is \$924,450 with an average square footage of 3,506 and an average price per square foot of \$268.553 and 123 days on market average. There have been two closed sales in the third quarter priced at \$840,000 and \$850,000 with an average sales price of \$845,000 at

94% of list price with 3,453 square feet at \$246.449 per square foot and 123 days on market. Total sold volume for the quarter was \$1,690,000.

PLAYERS CLUB at SAWGRASS – Luxury \$750,000 and up

There are six active properties ranging in price from \$892,000 to \$1,799,000. The average list price is \$1,228,333 with an average square footage of 5,092 and an average price per square foot of \$239.06 and an average of 187 days on market. There have been four closed sales in the third quarter priced between \$825,000 and \$1,553,000 with an average sales price of \$1,033,250 at 99% of list price with 3,925 square feet at \$259.31 per square foot and 34 days on market. Total

sold volume was \$4,133,000.

PLAYERS CLUB at SAWGRASS – Up to \$749,000

There are seven active properties ranging in price from \$329,900 to \$690,000. The average list price is \$523,529 with an average square footage of 2,091 and an average price per square foot of \$254.90 and an average of 60 days on market. There are currently two properties in pending status ranging in price from \$398,900 to \$565,000. There have been 24 closed sales in the third quarter priced between \$310,000 and \$685,000 with an average sales price of \$487,261 at 96% of list price with 2,157 sf at \$228.89 per square foot and 53 days on market. Total sold volume was \$6.8 million.



1 Ocean Ridge Ct.
GATED OCEANFRONT COMMUNITY
 5 Bed 5 Full Bath 1 Half Bath 6,467 Sq. Ft.
 \$4,775,000 MLS 950260



780 Providence Island Ct.
QUEENS HARBOUR YACHT AND COUNTRY CLUB
 4 Bed 4 Full Bath 1 Half Bath 2,998 Sq. Ft.
 \$615,000 MLS 1010032



4348 Ponte Vedra Blvd.
MINUTES TO THE PV INN & CLUB
 110' x 145'
 \$995,000 MLS 992848



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OCEAN VIEWS AN...
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INTRACOASTAL FRONTAGE
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1317 Ponte Vedra Blvd.
OCEANFRONT ESTATE
 5 Bed 6 Full Bath 1 Half Bath 7,916 Sq. Ft.
 \$5,225,000 MLS 1005722



319 Roscoe Blvd. N.
WATERFRONT LIFESTYLE
 5 Bed 3 Full Bath 3,193 Sq. Ft.
 \$1,150,000 MLS 1012782



2903 S. Pont...
OCEAN...
 4 Bed 3 Full Bath 2 H...
 \$1,850,000



1189 Ponte Vedra Blvd.
150' OF OCEAN-FRONTAGE
 4 Bed 3 Full Bath 1 Half Bath 6,409 Sq. Ft.
 \$5,150,000 MLS 962049



4352 Ponte Vedra Blvd.
COMPLETION 1/2020
 4 Bed 4 Full Bath 1 Half Bath 4,590 Sq. Ft.
 \$2,795,000 MLS 992873



1107 Ponte Vedra Blvd.
OCEANFRONT LOT NORTH OF MICKLER'S LANDING
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314 Ponte Vedra Blvd.
500' TO THE PV INN & CLUB
5 Bed 5 Full Bath 1 Half Bath 7,626 Sq. Ft.
\$5,800,000 MLS 998435



4230 Duval Dr.
OCEAN VIEWS AND BEACH ACCESS
5 Bed 4 Full Bath 2 Half Bath 6,184 Sq. Ft.
\$2,550,000 MLS 1022505



Ponte Vedra Blvd.
FRONT
Half Bath 3,168 Sq. Ft.
MLS 993034



645 Ponte Vedra Blvd. 645B
BREAKERS / CONDO
3 Bed 3 Full Bath 1,910 Sq. Ft.
\$1,490,000 MLS 1012102



4115 Avalon Cir.
A TROPICAL OASIS
4 Bed 3 Full Bath 2,935 Sq. Ft.
\$970,000 MLS 985992



725 Ponte Vedra Blvd.
125' OF OCEAN FRONTAGE
5 Bed 3 Full Bath 2,404 Sq. Ft.
\$3,675,000 MLS 973113



Ponte Vedra Blvd.
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Half Bath 3,967 Sq. Ft.
MLS 988586



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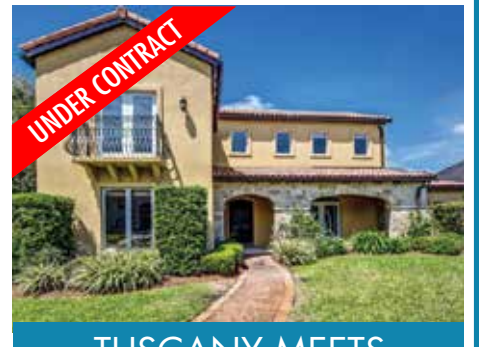
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Harbour View home offers great fall entertaining space

By Gwinn Volen

Entertainment season is upon us and what better place to host than 24733 Harbour View Drive, a Mediterranean waterfront estate in Ponte Vedra Beach.

North Florida might not get changing leaves or snow flurries, but morning temperatures have dropped and even if we still have sunny warm days, the calendar has officially turned to fall. Halloween, Florida/Georgia and Thanksgiving are a quick one, two, three party trio for residents in the area.

Halloween is always a highlight for children but it's also quite a treat for adults. This house features ample living areas for entertaining, including a gracious kitchen with high-end appliances, a back kitchen housing a second dishwasher, as well as a massive pantry. There are also two bars that allow for great crowd flow during a party.

Add a few themed items around the house, and you are ready to host a party. Crystal Head sells vodka in a skull glass making the bar both functional and seasonal. Put together a Halloween board with candy, pretzels and popcorn instead of the usual cheese and salamis and you are all set to welcome your favorite tricksters.

Florida-Georgia party? If you want to skip the parking and traffic madness in Jacksonville, imagine hosting your own tailgate and viewing experience in this party house. Parking is easy with multiple garages that have space

for seven cars, a circular drive and an expansive driveway.

A theater room complete with pool table and full bar is the perfect spot to cheer on your team. If your guests get stressed by the score, an elevator can bring them down to the wine room, vented for cigar smokers.

Of course, no party is complete without food. Grill your own "dawgs" or "gator bites" on the built-in grill in the outdoor entertaining space overlooking the Intracoastal, complete with a gas fireplace that flows nicely into the hardscaped pool and spa.

Last, but not least, on the entertaining schedule is Turkey Day. Out of town guests (or local family) are spoiled at this property with not one, but two separate guest apartments, providing an additional 1,600-plus square feet of living area. One of the garage cottages is ground level, perfect for all generations.

The landscaping on this 1.6-acre property has been lovingly maintained and is framed with gorgeous live-oaks, green lawns and lush foliage, a great place for a football game.

After all this hosting you probably need a break. This property comes with a great "let it go" option. Enjoy a sweet ride in a fabulous Maserati GT, included in the sale price of the home! Entertainment, enjoyment and ease are all available at this luxurious property.

The home at 24733 Harbour View Drive is listed for \$5,237,000 by Jayne Young and Gwinn Volen of Ponte Vedra Club Realty.



Photos provided by Gwinn Volen

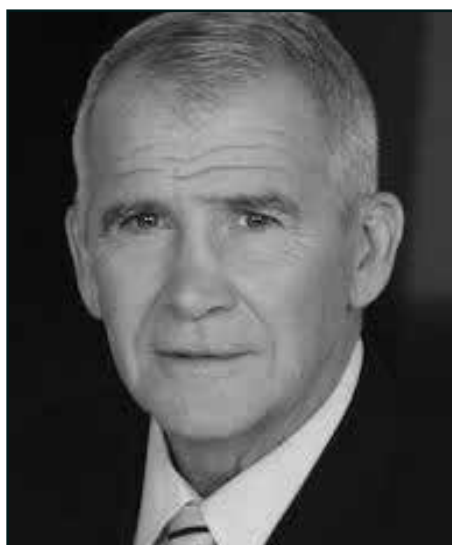


Heroes Gala: Fundraiser with a powerful purpose

By Lori Mason

Operation New Uniform (ONU), a growing influence in the Jacksonville community with a reputation for changing the lives of veterans through its transformational curriculum and intimate class sizes, is making plans to host its 6th Annual Heroes Gala ... its biggest fundraiser to date. The Heroes Gala will feature nationally recognized speaker and best-selling author Lt. Col. Oliver North on Nov. 8 at 6 p.m. at the Ponte Vedra Inn and Club.

North, a highly decorated retired military officer dedicated to advocating for military servicemen and women, will be joined by others in the local Jacksonville community who share ONU's commitment to equipping veterans with the skills to succeed in business. The guest list includes many notable members of Jacksonville's business and veteran leadership-- including decorated retired Naval Captain Bob Buehn, who served as commanding officer of the U.S. Naval Base at Guantanamo Bay,



Oliver North

Cuba as Master of Ceremonies and former Florida Lt. Gov. Jennifer Carroll and other distinguished guests.

Since ONU's inception in 2014, it has established itself as a trendsetter in the area of veteran service, transition and

empowerment. ONU's mission is to train veterans for fulfilling careers while also developing their skills and increasing their confidence. With hands-on training, one-on-one coaching and a vast network of resources, Operation New Uniform eases the challenge of transition for veterans and produces sustainable results beginning with a 3½ week intensive training program, and continuing with hands-on support, coaching, training and more.

ONU takes honorably discharged servicemen and women who've made extraordinary sacrifices while receiving some of the most sophisticated training and leadership experience available and helps them recognize hidden wounds that prevent them from successfully transitioning.

The Heroes Gala is ONU's premier annual fundraiser where supporters, donors and ONU Alumni come together to celebrate veteran and organizational achievements.

The 2019 Heroes Gala will be an exclusive celebration that will include a VIP reception for premier level sponsors, hors

d'oeuvres and cocktails, a book signing, dinner, a live and silent auction, live music highlighting the sultry sounds of local jazz and soul vocalist Akia Uwanda. This event will provide the foundation for ONU to continue its work for veterans.

The board of directors and leadership team at ONU invite you to join them as they honor and celebrate ONU veterans and key contributors that support their work and mission. Operation New Uniform provides training at no cost to veterans. All donations and proceeds from this event will help change the lives of veterans by equipping them with the skills to succeed in business. To find out more about ONU, gala tickets and sponsorships visit www.onuvets.org or call (904) 328-1600.

Operation New Uniform is a 501(c)3 tax-exempt charitable organization. Donations are tax deductible to the extent allowed by law. Proceeds from this event will benefit Operation New Uniform.

(This is not a political event.)



Ciro la Motta with customers David and Jennifer Logue

TRAVEL SPOTLIGHT

‘Ciro-mania:’ Amalfi Coast’s singing cab driver becomes social media sensation

By Jennifer Logue

He’s been called a “rock star,” “amazing” and “unforgettable.”

He’s earned hundreds of five-star reviews and thousands of followers on social media. His calendar is booked up to a year in advance, with requests coming from around the globe. So popular has he become, in fact, that tourists plan their entire vacations around his availability, just to spend a few hours with him.

He is *Ciro la Motta*, and he is fast on his way to becoming the world’s most popular ... taxi driver?

That’s right. *La Motta* — or simply *Ciro*, as he is known to his fans — drives a taxi in Naples, Italy, transporting tourists to Sorrento, Positano, Pompeii and other highlights of the Amalfi Coast. Unlike most cab drivers, however, *Ciro* (pronounced “Cheer-o”) provides entertainment as well as transportation, serenading passengers with songs by everyone from Elvis and Sinatra to Tom Jones and Marc Anthony. Videos of his performances are shared across social media — and with his good looks and winning smile, he has become a “don’t miss” attraction in his own right for cruise passengers and other travelers visiting the Amalfi Coast.

“Ciro is a blast!” customer Paula Mullaney wrote on Facebook. “(We had) such a fun time, we didn’t want the day to end.”

Customer Mary Willerson agrees. “How many times do you take a tour ... and you don’t remember the name of your guide?” she wrote. “You meet (*Ciro*) with his smile and your day is wonderful. You have a new friend across the world.”

SOCIAL MEDIA STAR

It wasn’t that long ago that *Ciro* was just another Naples taxi driver, shuttling cruise ship passengers and other visitors to the region’s popular destinations. But while many drivers stuck to the well-known tourist destinations of Pompeii, Sorrento and Positano, *Ciro* began to personalize his tours, taking visitors off the beaten tourist path to sample authentic Italian delicacies in local neighborhoods most tourists never see.

He began singing in his cab, he says, simply because he loves to sing, not knowing how it would transform his business.



Sorrento shops and cafe



Pompeii



Statue of St. Antoninus, Sorrento
Photos provided by Jennifer Logue

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Ciro la Motta overlooking Amalfi Coast

Travel

Continued from 33

Ciro credits his sudden celebrity to word of mouth from happy customers, who encouraged him to create a Facebook page, website and YouTube channel highlighting his “performances.” Soon, “carpool karaoke” videos of Ciro and his customers singing along to everything from “That’s Amore” and “It’s Not Unusual” to “Vivir Mi Vida” began popping up across the internet.

Bolstered by the mounting number of five-star reviews and the sharing of his videos, Ciro now regularly receives

requests for his services up to a year in advance from travelers around the world eager not only to experience the beauty of the Amalfi Coast, but also to spend the day with him.

He remains humble, however, about his change in status from “taxi driver” to “local attraction.”

“What I love most is that each day, I have the chance to meet very special friends,” Ciro says. “I feel totally blessed and I am grateful for the opportunity.”

For information on tours with Ciro la Motta, visit www.facebook.com/taxitour-napoli/. View videos at Ciro’s YouTube channel, Taxi Mister Cab Driver - Naples & Amalfi Coast.

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Patti Armstrong



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Mary Faulds



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Jayne Young|Gwinn Volen



SAN MARCO
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Mary Faulds



PONTE VEDRA
3/3 • \$362,500
Patti Armstrong



OCEANFRONT
Homesite • \$3,999,999
Michael Curet



GUANA ESTATES
Homesite • \$699,999
Michael Curet



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Jayne Young|Gwinn Volen



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IL VILLAGIO
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Cindi Blair | Mary Faulds



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Laura Torrey



PONTE VEDRA BEACH
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Suzie and Rory Connolly



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Patti Armstrong



OCEANFRONT
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Suzie and Rory Connolly



THE POINTE
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Natalie Bryant



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Belk Ingram



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Suzie and Rory Connolly



JACKSONVILLE BEACH
5/4/1 • \$3,500,000
Julie Brown



PONTE VEDRA BEACH
4/4/1 • \$2,365,000
Jayne Young|Gwinn Volen

Preferred Membership Initiation Fee pricing for the Ponte Vedra Inn & Club, The Lodge & Club, Epping Forest Yacht Club and The River Club is available exclusively through Ponte Vedra Club Realty! Call us today to see how to qualify.

Have you looked at the Plantation at Ponte Vedra lately?

By Jenny Carney and Kelly Valentine

When many Realtors or real estate customers think of the Plantation at Ponte Vedra, they may imagine the community as primarily for retirees. If so, those Realtors and customers would be missing out on exploring a spectacular private community offering families, young professionals and retirees a multitude of activities.

Plantation residents of all ages enjoy the private Beach Club (the crown jewel of the community), the pristine award-winning Arnold Palmer-designed golf course, clay court tennis center and professionally appointed croquet field with manicured club grounds.

In addition to active tennis, golf and croquet teaching programs, children's summer art and surf camps are very popular. There is a private bus stop for school aged children inside the gates.

Book, birding, bridge and garden

clubs flourish with enthusiastic members and the club organizes fabulous holiday events for both children and adults.

There is never a dull moment here at The Plantation at Ponte Vedra!

Currently, our featured property is 136 Hollyhock Lane, a 3-year-old home built by New Leaf Homes/Elacora.

The current owners purchased the home while under construction, adding upgrades to the kitchen, baths and flooring with high-end countertops, appliances and fixtures. This garden home sits on a beautiful private lot. This means the yard is taken care of for you by The Plantation at Ponte Vedra. Currently, this home is the last home for sale on the newest lane in The Plantation at Ponte Vedra.

Perfect for families or retirees.

This property is represented by Jenny Carney Realtors, Benchmark Homes Realty INC., and listed for \$865,000.



Photos provided by Jenny Carney



Women's Help Center assists women and babies

Provided by Women's Help Center

Almost 30 years ago, on a sidewalk in front of an abortion facility in San Marco, a group of pro-life men and women decided that the women going into the abortion clinic needed more information. They realized that many of the women knew nothing about their pregnancy options or the assistance available to them during their pregnancy and beyond. These men and women rented the office next to the abortion clinic and began what is known today as Women's Help Center.

Fast-forward 30 years, and the Women's Help Center remains a beacon of help and hope as it continues to stand toe-to-toe with the abortion industry in Northeast Florida. Two of their centers are strategically located near abortion clinics on University Boulevard; one of those centers shares a common drive with an abortionist. A third center is on the Westside of Jacksonville, in an area where there are no other pregnancy resource centers or services.

"No woman facing an unplanned pregnancy should ever feel that abortion is her only option," said Nancy Basham, Executive Director of Women's Help Center. "Women's Help Center is a place where all



Candace Owens

women can come and receive compassion, understanding, and real help. Our mission is to provide abortion-minded women and their families with the support they need to help them make a choice for life. We are here for them during their pregnancy and after the birth of their child, providing assistance to women who choose to parent or make an adoption plan."

Each year, thousands of women walk through the doors of Women's Help Center, looking for answers and assistance with what often is an unplanned pregnan-

cy. They receive information and guidance from the center's client advocates, who help them navigate what can be a frightening experience.

Women's Help Center provides these women with free, supportive counseling, equipping them with information and knowledge. Each of their three centers provides:

- Free pregnancy tests
- Free limited, life-affirming ultrasounds
- Accurate information on pregnancy options
- Referrals to community resources and agencies
- Post-abortive counseling

In addition to these services, Women's Help Center has an Angel Closet ministry, where families in need from all over Northeast Florida can go for diapers, baby clothes, maternity clothes, and other baby items, all at no cost. Families do not need to be clients of Women's Help Center to receive this assistance.

"We know that many people often need a little help, and diapers are expensive," said Westside Center Manager Teresa Rivera. "The women and families who come to our Angel Closet are very grateful for the help they receive."

Women's Help Center is a 501c3 non-

profit organization registered with the state of Florida. One hundred percent of contributions support the babies, women, and families who seek its assistance. Contributions come in many forms: from monthly donations, baby bottle fundraisers and diaper drives. Additionally, Women's Help Center hosts a celebration of life fundraiser during their annual Gala for Life.

To commemorate the organization's 30th anniversary next year, Women's Help Center will welcome Candace Owens as the keynote speaker for their 2020 Gala Fundraiser for Life. Candace is an American writer, producer, and conservative commentator, as well as the founder of Blexit, an organization dedicated to sharing conservative principles with urban communities across the United States.

"We are extremely excited to have Candace Owens for our 30th anniversary Gala," Basham said.

The Gala will be held at the World Golf Village Renaissance St. Augustine Resort the evening of Thursday, April 2, 2020. Tickets for the event are \$150 per person. Sponsorship packages are also available. More information on the Gala for Life can be obtained by calling Women's Help Center at (904) 398-5143 or emailing helpcenter@whcjax.com.



BERKSHIRE HATHAWAY
HomeServices
Florida Network Realty



OCEANFRONT MASTERPIECE

Private gated 1.78-acre estate, known as Turtle Hall, exemplifies luxury oceanfront living. With 165 ft of ocean frontage this custom-built estate showcases museum-quality features and craftsmanship throughout this 11,000 sqft home. 5 bedrooms, 6 full / 2 half baths. Offered for \$8,900,000.



Call Elizabeth Hudgins
904-553-2032



SAWGRASS PLAYERS CLUB

This 4BR/3BA, 2556sf home is one not to be missed behind the gates of Sawgrass Players Club in sought-after North Cove. The community has it all for you to enjoy including golf, tennis, pools & playgrounds. Enjoy sipping coffee on your back screened-in porch that overlooks a park-like setting & distant views of the Valley Course. Offered for \$689,000.



Call Tina Webster
904-982-7330



STEPS TO THE BEACH

Pristine 2BR/2BA cottage on a quiet cul-de-sac across the street from the ocean. Surrounded by natural beach oak and palm trees, just 397 steps to the pool and tennis, 700 steps to "toes in the sand" through the turtle tunnel under A1A. Quality appointments and upgrades, meticulously maintained! Offered for \$385,000.



Call Rosemary Kristoff
904-333-4841



BEACH AND COASTAL LIFESTYLE

Relax and Enjoy the Beach Life from this Stylish Entertainer. Upscale finishes and fabulous open floorplan is perfect for entertaining family and friends. Wake up every morning refreshed with a coffee on upstairs balcony or meditate to the sounds of the Atlantic Ocean. Grab your surfboard and walk to the beach or grab a bite to eat or drink at nearby restaurants. 4BR | 4.5BA | 2,452 SF | \$899,000
MLS#1017157



Call Anita Vining
904-739-1626

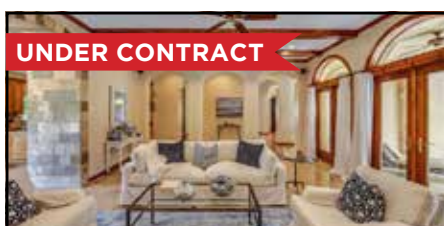


ATLANTIC BEACH RETREAT

Situated on an oversized corner lot home showcases upgrades and custom details throughout. Built in 2017 this 4-bedroom home features an open floor plan with high ceilings and plenty of natural light along with an additional office and upstairs bonus room. 4 bedrooms, 4.5 bathrooms Offered for \$1,850,000.



Call Sarah Alexander
904-334-3104



TUSCANY MEETS COASTAL CONTEMPORARY IN RIVER MARSH

This splendid 4BR/3.5BA home is spacious with over 4500sf, the perfect family home. Expansive living spaces overlook the outdoor terraces with majestic oak trees, great for entertaining! Built like a fortress with concrete block construction the owners from Italy created a storm proof home that is quiet on the inside & insulated to ensure very low electric bills. Offered for \$995,000.



Call Janet Westling
904-813-1913



OCEANFRONT HOME

Experience Luxury Living at the Oceans' doorstep. Panoramic ocean views from almost every room. Elevated deck wraps around the master bedroom past the great room & kitchen. North portion is covered & screened-in, south is open to the sun. Full bath off the deck, convenient for beach goers. High/dry 90ft lot, 22.7ft elevation all protected by 20ft bulkhead. Ocean views from almost every room! Offered for \$1,389,900.



Call Lew Walters
904-806-3047



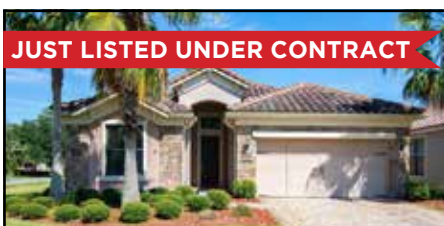
LITTLE BAY HARBOR CONDO

The wait is over for this great 3BR/3BA, 1974sf condo with amazing views of water, golf and a private nature island sanctuary. The sound of birds chirping will keep you entertained for days while you are enjoying the fantastic screened-in porch. The moment you step in, you will fall in love with the lovely, large great room. Offered for \$589,000.



Call Tina Webster
904-982-7330

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THE HOLLOW AT DEL WEBB

Enjoy all that Nocatee has to offer! Experience a spacious, sophisticated & beautifully designed 2BR/2BA home in the heart of Riverwood at Del Webb. Tile & wood flooring throughout as well as a 4 seasons room with A/C! Offered for \$399,000.



Call Janet Westling
904-813-1913



WATER TO GOLF VIEWS IN MARSH LANDING

Luxury, privacy, and tranquility await you in this beautiful 5 BR 4 BA 4665 SF executive home built by Benchmark Homes. Spacious floorplan, a kitchen made for entertaining and screened pool and lanai. Offered for \$1,090,000.



Call Cheryl Dolan
305-509-1396



LIVE ON THE GOLF COURSE IN ATLANTIC BEACH CC

If you are looking to live in a golf course community, close to the beach, surrounded by new homes, then you have found your 'Home'. This brand-new home was built in 2019, features 4BR/4BA, 3563sf and comes with the beautiful displayed custom furnishings. This wonderful home is waiting for your family to start making memories in. Offered for \$1,650,000.



Call Lee Elmore
904-699-4503



BERKSHIRE HATHAWAY
HomeServices

Florida Network Realty



THE ESTATES OF PONTE VEDRA

Get ready to enjoy your outdoor oasis in this custom built 5BR/4.5BA, 4592sf pool home that has it all! This home is located on a private large lot under a canopy of Oaks in the peaceful community of The Estates. Stunning wood floors & custom wood trim/mill work is all throughout this home. Open floorplan with a chef's dream kitchen. A must see! Offered for \$979,000.



Call Tina Webster
904-982-7330



TUSCAN INSPIRED SIENA AT NOCATEE

Open concept living in the Town Center area of Nocatee! Walk, bike, or golf cart to shopping, dining, and Splash/Spray Parks! 3 BR 2 BA with 2.5 car garage. Move-in ready and with wheelchair accessibility. Offered for \$399,900.



Call Cheryl Dolan
305-509-1396



EXCEPTIONAL LOCATION

Incredible opportunity to build new or remodel in Old Ponte Vedra. Step inside this custom-built one owner home that was designed for entertaining and comfortable family living. Lushly landscaped with koi pond and huge backyard offers great privacy and plenty of room to build a pool plus additional outdoor space. Take your bike or walk to the beach or nearby private clubs. 4BR | 2.5BA | 3,414SF \$1,425,000 | MLS#1013626



Call Anita Vining
904-739-1626



NEWLY RENOVATED IDEALLY LOCATED

Ideally located within walking distance to the Ponte Vedra Inn & Spa and with beach access across the street, this home features newly updated interiors and a stunning outdoor oasis complete with summers kitchen and pool & spa. 4 bedrooms, 5 bathrooms. Offered for \$3,950,000.



Call Elizabeth Hudgins
904-553-2032



INVESTORS' DREAM!

Looking for Rental Property with a fabulous rental history? Here it is! This 3-story oceanfront, concrete constructed home offers split bedroom plan with high ceilings throughout. Make memories and tell stories with your loved ones as you collect seashells, beach glass or other treasures. Serenata Beach Club (membership required) a convenient walk for dining, pools & social. 4BR | 3BA 2,275 SF | \$995,000 | MLS#1014494



Call Anita Vining
904-739-1626



KELLY POINTE

Like new 4 Bedroom Paradise in St. Johns county Kelly Pointe. Privacy fenced rear yard overlooking the Tortoise Preserve. Expanded screened Lanai includes Spa/ Hot Tub. Additional slate patio with pergola adds to the outdoor Oasis. Open floor plan with glistening hardwood floors throughout first floor! Offered for \$429,000.



Call Lew Walters
904-806-3047



JUST SOLD

OLD PONTE VEDRA LOT

I just sold this amazing lot! A rare opportunity to build in Old Ponte Vedra! One of the very few remaining available vacant lots left in prestigious Old Ponte Vedra. Stunning water to golf views of the famous 4th hole on the Ocean Course at Ponte Vedra Inn & Club. .57 acres on Solana Rd. Sold for \$2,075,000.



Call Tina Webster
904-982-7330

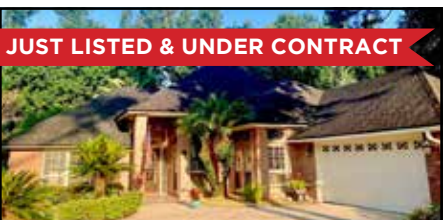


SPECTACULAR WATER TO GOLF VIEWS

Located in Sawgrass Island on an estate-sized lot this spacious single-story home showcases spectacular water to golf views. With high ceilings, generous windows, and custom details throughout this home was built to accommodate all your needs. 4 bedrooms, 5.5 bathrooms Offered for \$1,575,000



Call Sarah Alexander
904-334-3104



JUST LISTED & UNDER CONTRACT

SUMMERFIELD

Step inside 145 Summerfield and experience a spacious, sophisticated & beautifully designed 3BR/2BA home in the heart of Ponte Vedra Beach. Completely remodeled & move-in ready from the chef's kitchen with white cabinets, granite counters & hardwood floors to the stunning spa bathrooms. Offered for \$559,000.



Call Janet Westling
904-813-1913



PONTE VEDRA BEACH

Nestled in the heart of the best of Ponte Vedra Beach, this 3BR/3BA, 2581sf home, tastefully upgraded with a flexible, open floor plan on a large private wooded lot. Original owners have meticulously maintained & improved this home over its lifetime. Large windows & French doors invite the outside palms and greenery into this entertainer's paradise. Offered for \$839,900.



Call Rosemary Kristoff
904-333-4841

To be included in the next issue publishing **January 31, 2020**, please contact **(904) 285-8831**

Redesigned to sell in Summerfield

By Janet Westling

145 Summerfield Drive – It's the perfect redesigned home in the perfect location for the perfect lifestyle.

In real estate you often hear buyers and sellers talk about the location of their property. In fact, it is one of the most important factors in your real estate investment.

Summerfield, a charming seaside community of 65 homes located in the center of Ponte Vedra Beach, is just three blocks to the ocean and adjacent to the Ponte Vedra Palm Valley Rawlings Elementary School.

Step inside 145 Summerfield Drive and experience a spacious, sophisticated and beautifully redesigned home in the heart of Ponte Vedra Beach.

This beautiful one-story home is warm and inviting, with 2,014 square feet and three bedrooms and two bathrooms and an abundance of windows throughout. The spacious great room features soaring ceilings, a woodburning fireplace, custom designed stylish bookcases and French doors.

This coastal traditional charmer has undergone a complete makeover. From the moment you enter the front door the beautiful pure white walls set the backdrop for

the gorgeous maple wood floors throughout the main living space. The contrast of the light maple floors, white slipcovered sofa and chairs and rustic wood dining table create an inviting space in this updated coastal home. The kitchen features an abundance of cabinets, mother of pearl stone backsplash and all new plumbing, water softener and a reverse osmosis system.

Savor your morning cup of coffee in your roomy kitchen with custom white cabinets and granite counters and light-filled breakfast room. Invite your friends to join you at the beach, just a bike ride away and dine at one of Ponte Vedra's finest resorts. In the evening, watch the sunset off your lanai and retire in your stunning master bedroom. The bathroom designs feature beveled subway tile in the master, cool blue walls with white wainscoting and double sinks. The guest bathroom has Carrera marble floors and white subway tiles for a clean fresh and inviting space. This move-in-ready home sparkles and is exceptional!

Represented by Berkshire Hathaway HomeServices, Florida Network Realty, this property is listed by Janet Westling and offered for \$559,000.



Photos provided by Janet Westling



Home Report: First-time homebuyer steps to success

By David Johnson

Mortgage Banker with Ameris Bank

Buying a home is a big decision, and one that will set you on a path to establishing household stability and building equity. This article will help you create a home purchasing strategy, sharing insights on down payment options and closing costs, and best practices on selecting a realtor and lender.

DOWN PAYMENT

The down payment is your contribution towards the sales price of your home, and it is determined as a percentage of the sales price. The lowest possible down payment is 0%. The Veterans Administration (VA) allows 0%, and Ameris Bank offers its own first-time homebuyer (FTHB) loan called Ameris Dream with 0% down payment. Depending on your household income, Freddie Mac and Fannie Mae have 3% down payment FTHB loans. The Federal Housing Administration's (FHA) minimum down payment is 3.5%. Freddie and Fannie also offer 5% down payment loans for higher household income FTHB borrowers. Down payment assistance programs are available to qualifying borrowers and can also be used towards closing costs in certain situations.



Photo provided by David Johnson

It is favorable to make as large a down payment as you can afford. Down payments create equity in your home, reduce your monthly mortgage payment and could possibly eliminate monthly mortgage insurance.

CLOSING COSTS

Closing costs are different from and additional to your down payment. They represent the costs of purchasing your home. Closing costs will vary if you are

paying cash for your home or obtaining a mortgage loan, and will differ based on the type of loan, interest rate and sales price (among other factors). Closing costs can include, but are not limited to, the cost of the property appraisal, lender fees, escrow company costs, and taxes.

Ask your realtor about seller-paid closing costs and credits, which may be available to you depending on the situation and can be used towards your closing costs. Also, open a savings account to

begin saving as much disposable income as possible. Your savings will be helpful when paying your down payment and closing costs.

REALTOR

Choosing a realtor is very important. Your realtor is your advocate during the house search, purchase process, contract stage, inspection and closing. They will advise on available listings in your desired neighborhood and sales price, and coordinate showing you the homes. Once you decide on a property and make an offer, your realtor will work with the seller or homeowner to negotiate the price.

LENDER

A lender will provide the financing for the new home. This can be a national, regional or local bank, credit union or mortgage company. A lending institution may have physical locations or strictly exist online. The person you work with might be called a loan officer, loan originator, or mortgage banker. You may meet in-person, interact online, speak on the phone or correspond over email throughout the entire process.

Find a lender who offers the service

NEIGHBORHOOD SPOTLIGHT

Ponte Vedra Beach – Florida’s best-kept secret

By Janet Westling

Have you ever been asked the question: Where are you from or where do you live?

I have many times, whether I am in an out-of-town meeting, at social events or through my travels. I am always surprised that not many people have ever heard of Ponte Vedra Beach, Florida. That is why I call it Florida’s best kept secret — and I might also add, best place to call home!

PONTE VEDRA: PEBBLE BEACH OF THE EAST COAST

The exception are golfers, who have us on their radar thanks to some amazing world-famous courses. A very famous author and journalist for Sports Illustrated, Dan Jenkins, lived in Ponte Vedra Beach for many years. He wrote a wonderful story titled “Ponte Vedra: Pebble Beach of the East Coast.” We reprinted his story in the October 2014 issue of Sand Castles with the author’s permission. “Ponte Vedra Beach,” said Jenkins, “is not a town, unless you want to count the swank Ponte Vedra Inn and Club, circa 1928, or the PGA Tour’s national headquarters or the Sawgrass Village shopping complex.” Any address is what it is, he added, “And from any address in Ponte Vedra, you’re no more than a five to eight minute drive from a haunting assortment of courses that are so individually scenic that I can only compare the area to the Monterey Peninsula in a strange kind of way.” He continued, “Don’t look at me like that, I do believe that Ponte Vedra is the Pebble Beach of the East Coast.”

FLORIDA’S HIDDEN GEM FOR PRIME HOMES; PONTE VEDRA BEACH

Another journalist likened Ponte Vedra to another famous area in California. Financial Times journalist Alastair Gray wrote about, “Florida’s ‘hidden gem’ for prime homes: Ponte Vedra Beach. The area known as Jacksonville’s Malibu can offer country clubs, gated communities and golf courses. Forget Miami celebrity hotspots, said Gray, or “the old money opulence” of Palm Beach. “The highest income county in Florida is almost 300 miles north, on the outskirts of Jacksonville, on the Atlantic coast.”

PONTE VEDRA: THE ALLURE OF THE BEACH TOWN

Two years ago, Melissa Hege, a city planner from Miami, chose Ponte Vedra Beach for a family vacation. She wrote about it in her blog with this title: “Ponte Vedra: The Allure of The Beach Town.” She wrote: “The last leg of our summer road trip was a sleepy beach town with an unbelievable wow factor. It had the trifecta for city planner types like me, water biking, and cruising in your car. Folks I found what we planners call a complete



street in a beach haven.” Hege went on to describe the beautiful palm trees that line Ponte Vedra Boulevard, the lush landscaping and beautiful beaches. In her closing, she said, “Ponte Vedra is a charming beach town that figured out how to make comfortable roadways with space for everyone with lush landscaping, bright green colors, wide sidewalks, bike lanes, narrow lanes for moving traffic, and large homes up and front and alongside the roads. And it shows.”

THE LIFESTYLE

About 34,000 residents call Ponte Vedra Beach home. Visitors come from around the world to play on its beautiful uncrowded beaches and enjoy world

famous golf courses and tennis facilities each year. They are often astounded to hear tales of Ponce De Leon landing on its shores as well as German saboteurs during World War II. Its past is intriguing, and its present is exciting! Walk the beach, watch waves roll in from foreign shores, and put a shell to your ear to hear whispers from the past. Then breathe deeply of the ocean breeze, and you will catch a hint of Ponte Vedra living which all will agree is simply the best!

THE RESORTS

Ponte Vedra Beach has beautiful oceanfront clubs, from the Ponte Vedra Inn and Club, the Lodge & Club, Sawgrass Country Club, The Sawgrass Beach Club

and the Cabana Club. The Lodge & Club, an AAA Four diamond boutique hotel, opened its doors to guest and members in 1989. It has distinctive Old-World charm and beautifully designed Mediterranean architecture. Enjoy your afternoon with High Tea at the Lodge or dine in one of its four restaurants.

SAWGRASS OCEANFRONT LIVING

The unique neighborhood of Spinnakers Reach with its security guard gate, convenient beach access and private pool is just a short walk to the Sawgrass Country Club and Beach Club. Sawgrass Country Club is an internationally recognized resort community that continually strives to update and improve the Sawgrass experience. With fine dining in the golf club, beach club and outdoor dining by the sea, Sawgrass offers its members and guests a variety of dining options. The Sawgrass experience offers oceanfront dining, championship golf, a world class racquet club with 13 tennis courts, fitness center and oceanfront pools.

The 27-hole golf course was the first home of the PGA tournament from 1977-1981. In 2010, the tennis complex was completely renovated to accommodate the Women’s Tennis Invitational. The fitness center and pool were built in 2013.

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PONTE VEDRA LUXURY HOME



144 Ponte Vedra East Blvd

This Arthur Rutenberg custom classic "Concrete Block Construction" home is located in a gated, intimate community on the east side of A1A in the heart of PV. This home features 4 BRs, 4 BAs, an open study/office and bonus room perfect for entertainment/billiards room! Open floor plan -Living room has soaring ceilings with gas fireplace and custom features which has stackable glass doors opening to a screened private area perfect for a pool and summer kitchen for entertaining! Custom kitchen with large island, SS appliances, glass see thru cabinets and top of the line granite countertops! Tiled floors and many custom Rutenberg finishes throughout! Lush landscaping takes you to a paved pathway to the beach nearby. PV Inn and club membership available. Offered at \$1,200,000



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Photos provided by Janet Westling

Spotlight

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Oceanic and Atmospheric Administration, the Guana Preserve offers a lot of recreational activities like hiking, bicycling, fishing, kayaking, canoeing, dog walking, horseback riding, picnicking, bird watching and nature viewing.

This treasure of nature that begins in Ponte Vedra Beach is also home to 17 archaeological sites, shell middens, as well as a prehistoric earthen burial mound.

Our home is our castle, and at the beaches, it is our castle in the sand. From palm trees to sand dunes and golf courses to resort living, Ponte Vedra Beach and the Beaches communities offer the most desirable living in Northeast Florida!

Historical footnote: An early explorer, Ponce De Leon, came ashore in what is today Ponte Vedra Beach on April 2, 1513. Seeing no suitable harbor, historians believe he sailed south and landed where in 1565 Don Pedro Menendez founded St. Augustine our nation's oldest city.



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Home Report

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you want, because you will rely on this individual to explain available interest rates, loan programs and closing costs, among other things. Your lender will shepherd your loan application through the underwriting process and final clear to close. A best practice is to obtain more than one lender's estimate of your interest rate, closing costs before deciding which lender to work with. Contact a lender early in the process of buying your home in case your credit needs improving. The lender will advise you on how much you can afford to borrow and will work closely with your realtor.

It may seem like the home buying process is a complicated one, but I encourage you to not let it intimidate you. Work with reputable professionals during the process. Start saving money now for the down payments and costs associated with buying your dream home.

Score big points with these winning recipes

By Alice Hickox

My favorite time of year has arrived once again!

Cooler temperatures, mesmerizing sunsets and the dawn of the holiday season always bring me back to life after a long, hot summer. For me, football season is always the true marker that autumn has finally arrived. Whether our Florida weather cooperates or not, I'm pretty sure the earth is tilting, and I will be cooking accordingly.

Normally, I am slaving in the kitchen, cooking and only half watching the game. Now? I want to be done with cooking before the game starts and completely present in the moment. That involves a game plan!

When it comes to game day, we all want a good nail biter. But when the pressure is on to throw the perfect get-together or tailgate party, no one wants to drop the ball. To ensure your game day is a major win, be sure to kick things off with these recipes that will score big points.

I have a garlicky parmesan chicken wing recipe that will transport your taste buds to another world and are perfect for a tailgate party. They are first cooked in a crock pot hours before the game, then finished off in the oven under a broiler for just a few minutes. They are perfect for a home gathering, but they also transport well to a tailgate.

If you are tired of the traditional hot dog



Photo provided by Alice Hickox

by summer's end, try these Grilled Sausage and Apple Slaw Subs. Hearty Brats and creamy, crunchy coleslaw are made fit for fall tailgating with the addition of crisp apples. These are so versatile as well; you can leave off the sub and enjoy it as a low carb entree, or substitute a chicken or turkey sausage in place of a Brat. (One of my favorites is the Publix Greenwise Chicken and Kale Sausage). Make the slaw ahead, and you are just minutes away from a delicious new favorite.

Make one, Or both. SCORE!

GARLIC PARMESAN WINGS

Prep time: 15 minutes.

Cook time: 2 hours on low, then 2 hours on high in crockpot.

Yield: 25 wings

INGREDIENTS

- 25 fresh chicken wings (drums and flats)
- 6 Tbsp. Kerrygold butter, melted
- 2 cups fresh grated Parmesan, divided (kinda like FL-GA) 5 garlic cloves, minced
- 1 tsp onion powder
- Pinch of red pepper flakes (optional, but go for it)

- ½ tsp sea salt
- ½ tsp fresh ground pepper

INSTRUCTIONS

- In the crock pot/ slow cooker, toss the wings with melted butter, 1 cup parmesan, garlic, onion powder, red pepper flakes, S&P. Cook on high for 2 hours, then on low for 2 hours.
- Preheat your oven to broil, then line a baking sheet with aluminum foil or parchment paper. Sprinkle with remaining parmesan cheese and broil for 5-7 minutes (keep an eye on them) until crispy. Toss with the last of the parmesan cheese and sprinkle with parsley.

GRILLED SAUSAGE AND APPLE SLAW SUBS

INGREDIENTS

- 4 Bratwurst links
- 2 large, unpeeled apples (I like to use one Grannysmith and one Honeycrisp for a tangy/sweet combo)
- ½ small red onion
- ¼ cup mayonnaise
- 2 tsp. spicy brown or grainy Dijon mustard
- 1 Tbsp apple cider vinegar
- ½ tsp salt

INSTRUCTIONS

- Preheat grill or grill pan for direct grilling on med-high. Grill links for 10-12 minutes, turning often.
- Meanwhile, grate apples and red onion into bowl. Toss with mayonnaise, cider vinegar, mustard and salt and divide between Hoagie rolls.

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