

Sand Castles

LUXURY * LIFESTYLE * REAL ESTATE



BEFORE & AFTER



Featuring ...

- Surprise remodeling project in Ponte Vedra Beach
- Postcards from London: 4 stories of a special trip
- Charcuterie: A food trend worth trying
- Brunch with famed author, TV host Brian Kilmeade



JANUARY 30, 2020

Your Voice for 50 Years
PONTE VEDRA

Recorder

Not your average newspaper, not your average reader

Welcome to the before-and-after issue of Sand Castles



Janet Westling
Contributing Editor

Happy New Year and welcome to our sixth anniversary of our Before and After Issue of Sand Castles!

Our Before and After issue is one of my favorite issues of Sand Castles. I love the start of the new year, when we set goals that range from organizing your home, getting fit and healthy to creating new

designs for your home and embarking on renovations. We cover all these topics and I think this issue lives up to our goal of delivering interesting stories — from our beaches and abroad to London, Ireland and Paris.

We start our new year off with travel tales from Berkshire Hathaway HomeServices Realtors, who traveled across the pond and share their stories and adventures about their trips to London and beyond during the Jacksonville Jaguar game in November.

Our renovation issue features part one of a major renovation on an oceanfront condo by Kelly Canada Leland and her husband and partner Jim Leland from Abode Interiors. They transformed a Spinnakers Reach condo, taking it down to the studs and rebuilding a spectacular new design that creates more living space, opens up views of the ocean and gives the Indianapolis owners their perfect Florida getaway.

Another renovation took place in Marsh Landing, which has been written about in two past issues of Sand Castles. Heidi Zawacki shares the final reveal of her

home renovation featuring kitchen, family room and master bathroom, which looks amazing!

“Designed to Sell” offers readers a glimpse inside a home I recently re-designed with fresh white paint and an updated coastal contemporary look that attracts buyers and sells homes. In this issue, I share some before-and-after photos and write about my recent design on Deer Trace in Marsh Landing.

Every issue of Sand Castles features our Market Watch. January is a phenomenal month for real estate in our area. If the current activity is any indication of what is to come for 2020, it is going to be a great year for real estate!

Eleven of our local Realtors contribute stories from Spinnakers Reach in Sawgrass to the Plantation and Marsh Landing, Jacksonville Beach, Nocatee and Fernandina Beach. Touring these stunning homes through the Realtors’ eyes, words and photos spotlight the wonderful properties on the market today on Florida’s First Coast.

“Happenings on the First Coast” features an area nonprofit and their

fundraising efforts to raise money and awareness of the Women’s Health Center and their April event featuring national personality Candace Owens.

National bestselling author Brian Kilmeade signed in at the Sawgrass home of Dale and Janet Westling in November to autograph books for his latest novel, “Sam Houston and the Alamo Avengers” to a receptive and welcoming audience.

Alice Hickox, chef and owner of Lettuce Do Dinner returns with a plan of healthy eating we all can adopt this year and features her charcuterie, designed for hosting the best Super Bowl party on our first coast.

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

Janet Westling, REALTOR, GRI, CIPS
Berkshire Hathaway HomeServices
Florida Network Realty
Sand Castles creator and contributing editor
Award-winning section
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MARKET WATCH

Prediction: A good year for real estate

By Holly Hayes

Berkshire Hathaway HomeServices
Florida Network Realty

Dear Ponte Vedra Beach neighbors,

January is a phenomenal month for real estate in our area. If the current activity is any indication of what is to come for 2020, it is going to be a great year for real estate! Buyers are making plans to come in town to purchase prior to the spring/summer season and buyer activity has started earlier this year.

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

OCEANFRONT Ponte Vedra Beach – Single Family and Condo

Currently, there are 35 active properties ranging in price from \$575,000 to \$10,989,000. The average list price is \$4,267,476, with an average square footage of 5,574 and an average price per square foot of \$769.29 and lingering on the market an average of 443 days. There are four properties currently in contingent status. There are currently three properties in pending status, ranging in price from \$690,000 to \$7,750,000. There have been three closed sales in the fourth quarter, all condos, priced between \$670,000 and \$745,000, with an average sales price of \$719,167 at 97% of list price, with 1,493 square feet at \$514.32 per square foot and 115 days on market. Just over \$2 million in volume was sold between Oct. 1 and Dec. 31.

OCEANFRONT South Ponte Vedra – Single Family and Condo

Currently, there are 24 active properties ranging in price from \$650,000 to \$2,845,000. The average list price is \$1,337,683, with an average square footage of 3,098 and an average price per square foot of \$443.15 and days on market average of 226. There is one home in pending status at \$1,395,000. There have been eight closed sales in the fourth quarter priced between \$600,000 and \$2,200,000 with an average sales price of \$1,010,672 at 94% of list price with 2,403 square feet at \$551.03 per square foot and 184 days on market. Just over \$8 million in volume sold during this time.

SAWGRASS Country Club

Currently, there are 14 active properties ranging in price from \$219,900 to \$1,449,000. The average list price is \$557,829 with an average square footage of 2,021 and an average price per square foot of \$273.75 and on the market on average 86 days. There are two homes in contingent status. There are four homes in pending status at \$400,000 and \$850,000. There have been 13 closed sales in the fourth quarter priced between \$299,000 and \$860,000 with an average sales price of \$533,192 at 96% of list price with 1,983 square feet at \$278.44 per square foot and 96 days on market. Just under \$7 million in sold volume for the quarter.

OLD PONTE VEDRA – NON-OCEANFRONT

Currently, there are 16 active properties ranging in price from \$599,000 to

\$9,995,000. The average list price is \$2,706,562 with an average square footage of 4,409 and an average price per square foot of \$558.12 and average of 187 days on market. There are currently five properties in contingent status. There are currently three properties in pending status ranging in price from \$699,000 to \$1,300,000. There have been nine closed sales in the fourth quarter priced between \$820,000 and \$6,107,000 with an average sales price of \$2,253,417 at 96% of list price with 3,846 square feet at \$557.08 per square foot and 159 days on market. This area had a sold volume of \$20.2 million.

MARSH LANDING

There are 29 active properties ranging in price from \$649,000 to \$5,385,000. The average list price is \$1,862,997 with an average square footage of 5,403 and an average list price per square foot of \$318.64 and with a days on market of 96. There are currently three properties in pending status ranging in price from \$734,900 to \$1,099,000. There have been 18 closed sales in the fourth quarter priced between \$585,000 and \$1,525,000 with an average sales price of \$927,389 at 96% of list price with 3,909 square feet at \$236.72 per square foot and 103 days on market. Marsh Landing has a sold volume of \$16.7 million.

PLANTATION at Ponte Vedra

There are 24 active properties ranging in price from \$587,500 to \$1,789,000. The average list price is \$1,087,521 with an average square footage of 4,263 and an

average price per square foot of \$254.33 and 241 days on market average. There are four homes in pending status between \$650,000 and \$1,190,000. There are two homes in contingent status. There have been 10 closed sales in the fourth quarter priced between \$550,000 and \$1,467,500 with an average sales price of \$894,299 at 97% of list price with 3,719 square feet at \$236.46 per square foot and 187 days on market. The Plantation had overall sold volume of \$8.9 million.

PONTE VEDRA BY THE SEA

There is one active property at \$909,900; the square footage of 3,752 and price per square foot of \$242.51 and seven days on market average. There have been two closed sales in the fourth quarter priced at \$858,000 and \$950,000 at 97% of list price with 3,704 square feet at \$252.96 per square foot and 150 days on market. Total sold volume for the quarter was \$1.8 million.

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

There are 4 active properties ranging in price from \$991,000 to \$1,799,000. The average list price is \$1,341,000 with an average square footage of 5,328 and an average price per square foot of \$248.19 and an average of 214 days on market. There have been four closed sales in the fourth quarter priced between \$760,000 and \$1,010,000 with an average sales price of \$862,500 at 96% of list price with 3,540 square feet at

A 'surprise' remodel project: 740 Spinnaker's Reach Drive, Ponte Vedra Beach

By Jim Leland

Abode Interiors

Kelly Canada, my wife and co-owner of Abode Interiors, always says, "The road to a beautiful home is not always a straight path!"

After 20 years in the business, doing remodels and custom home interiors remains my wife's most enjoyable and rewarding work, although our projects are often filled with unexpected challenges.

She and I manage these exciting and demanding projects together. Important steps are taken into consideration when making a design plan, but at times one can never anticipate the unknown or unseen "behind the walls."

Often a remodel starts with definitive direction and a set of plans but as the project moves forward, the unknown presents itself and the client makes new decisions based on that new information.

Kelly's ability to be open-minded, creative and a problem solver are her greatest assets when these situations arise.

One of these "surprise" remodel projects is 740 Spinnaker's Reach Drive, an ocean-front condominium located in Sawgrass Beach Club, built in the 1980s.

With no original blueprints from the city, the team worked with a local architect and John Pearson with JEP Construction to create a blueprint, floor plans and an electric plan for the remodel.

Since the condo had not been updated and or modified for many years, it needed an overall update. The home had an amazing view of the ocean, but was originally designed with a wall at the entry that completely blocked the ocean view. This wall needed to come down!

In addition to removing the wall in the entry, part of the original plan was to use the available 900 square feet of unused attic space and build a new third level that could be used as an extra bedroom, bathroom and office.

After a review of costs to do this, it was decided to instead raise the ceilings in the second level from 8 feet to 9 feet in guest rooms, hallway and laundry areas, and raise the 8-foot ceilings in the master suite to 10 feet. The southern facing guest bedroom would also go from 8-foot ceilings to a new vaulted ceiling, much like existed in the master.

The original construction had a suspended ceiling, which was replaced with an entire new floor so the attic space could be used. This design gave the option to cre-



ate a third level that could hold a children's sleeping bunk space if needed down the road.

The original assumption was the wall at entry would contain only one main plumbing line. Oh boy, surprise! No. 1! When they opened the wall, we found several lines that would have to be moved in order to open the view from the entry.

There was also an electric panel that had been placed in the opposing wall that was also blocking the view. The entire plan for the new open-concept kitchen would have to be rethought. Kelly redesigned the island so there would now be two chases on either side of the island.

Plumbing would be in one side of the island and the electric panel in the other side of island. This would still require moving the entire electric panel and feeder as well as three different plumbing lines approximately 15 feet toward the south. If it was not moved, the chases would still block the

view. Kelly insisted that anything is possible if you just put your creative thinking cap on! After several meetings with the electrical and plumbing subcontractors, all agreed this was a complex task, but one well worth it. The next step was deciding how to make these two chases look amazing, and not just an afterthought.

Kelly designed an application to the chases that would seamlessly blend them to the island's custom cabinetry and countertop. It would have 1 1/2 inches of batten strips of wood in a custom finish that would be applied horizontally. The finish would be a heavily distressed limed-wood finish. Perfect with the beach view!

Local architect Daniel Garcia with Dura Design was given the task of ensuring the correct engineering of this island, along with all the custom cabinetry throughout the condo.

During the demo, it was also discovered that there was a leak coming from



Photos provided by Jim Leland

the roofline into the air handler closet and into a guest closet. The A/C also did not have dual zones, which the client was eager to have in the condo. After correcting the leaks, it was decided to get a new A/C system that would provide dual zones and move the air handler from an outdoor closet into the new attic space. The entire duct system was very old and to increase efficiency, all would be replaced. Kelly assisted in the layout of the new duct system to ensure the space remained open for a third-floor space and to place intakes and vents in the most desirable areas. Kelly prefers to use laser cut wood vents from American Wood Vents rather than standard metal vent covers. It is those little details that make a BIG difference!

All doors, trim, cabinetry, flooring, lighting, staircase and even three non-working fireplaces were removed from the condo.

Some of the exciting features installed during the remodel are DuChateau wood flooring throughout, marble tile in herringbone pattern, concrete encaustic tiles, Stikwood accent walls and beautiful bohemian Arteriors lighting.

Kelly will be pairing these beautiful finishes with neutral linen upholstery, custom designed concrete and live-edge wood coffee table, reclaimed wood beams and beautiful furnishings from Taracea.

The new staircase features iron work by Edward's Ornamental in Jacksonville and has a simple, graceful line.

The "BEFORE" to the "REVEAL" day is filled with many decisions, details and hard work, but the AFTER is so worth it.

This home was originally listed and sold by Janet Westling, and the complete make-over will certainly bring a huge premium next time the home is for sale.

Market Watch

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\$257.51 per square foot and 148 days on market. Total sold volume was \$3,450,000.

PLAYERS CLUB at SAWGRASS up to \$749,000 includes Condos

There are 11 active properties ranging in price from \$349,900 to \$709,900. The average list price is \$549,236 with an average square footage of 2,363 and an

average price per square foot of \$234.12 and an average of 45 days on market.

There are currently two properties in contingent status. There have been 11 closed sales in the fourth quarter priced between \$385,000 and \$680,000 with an average

sales price of \$540,177 at 95% of list price with 2,388 sf at \$241.72 per square foot and 76 days on market. Total sold volume was \$5.9 million.

I hope you enjoy this update!
Holly Hayes

Build your Sand Castle

By **Kim Martin-Fisher, Realtor**
and **Jennifer Martin Faulkner, Realtor**

Coldwell Banker Vanguard Realty

As we move into 2020, buyers and sellers continue to be optimistic about a stronger housing market. The early signs are there. The economy is strong, and inventory is low, which refers to the well-known principles of supply and demand. Land is scarce at the Beaches, and updated homes are selling at premium prices. Oceanfront is at a premium and is also very low in inventory. If you want to build your dream, you must first pick your lifestyle.

If it is living so close to the beach you can hear the waves, then you need to visit 69 1/2 San Juan Drive, which is offered for \$2,295,000.

This premium 100x167-foot lot with eastern exposure has water-to-golf views to the 16th hole and views to the west of the 15th hole of the Ponte Vedra Inn & Club's Ocean Course. Beach access and club amenities are just minutes away.

Live in the heart of Ponte Vedra Beach on 125-foot of ocean frontage located at 725 Ponte Vedra Blvd. The property is offered for \$3,650,000. This lot has a large circular drive (grandfathered in) and a ranch-style home with a pool that has been used as a vacation rental for years. Enjoy the rental income while you plan your dream home. This lot is located between The Lodge & Club and Sawgrass Beach

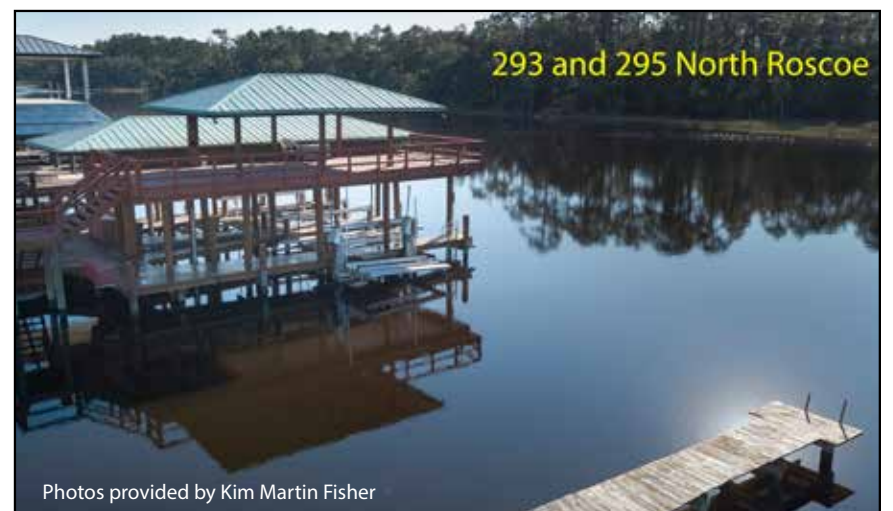
Club. The Ponte Vedra Inn & Club is only five blocks north.

High elevations and privacy are a plus at 1107 Ponte Vedra Blvd., a 150-foot oceanfront lot, just two lots north of the Mickler's Beach approach. This location offers beautiful elevations boasting panoramic ocean views, perfect for morning meditations and evening strolls on the beach. Ride your bike or take the sidewalk north to all the beach clubs; offered for \$2,195,000.

1295 Ponte Vedra Blvd is a 150-foot oceanfront lot south of the Mickler's Beach approach in the estate section where the lots are deeper, allowing for the ultimate, private oceanfront estate. The 1.57-acre lot is offered for \$2,385,000.

For nature lovers, the Guana Preserve is a wildlife sanctuary with a 100-by-750-foot lot at 1194 Neck Road offered for \$795,000. It has an eastern exposure with Guana River views and 100-year-old oak trees. The location is west of Florida A1A and minutes to beach access at Mickler's public access.

Enjoy the vibrant beach-town lifestyle in South Jacksonville Beach, where weekend festivals, eclectic coffee houses and local eateries are just a walk or bike-ride away. Easy access to J. Turner Butler Boulevard and all the clubs in Ponte Vedra Beach. 4348 Ponte Vedra Blvd. is within 150 yards of Ponte Vedra Beach with



BUILD continues on **Page 20**



AR
HOMES™
BY ARTHUR RUTENBERG

NOW SELLING! QUADRILLE

Ponte Vedra Beach's Newest
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Located near the south entrance of Marsh Landing, Quadrille is an enclave of custom homes by AR Homes.

This exclusive 20-home neighborhood will feature a gated entrance and gorgeous West Indies inspired architecture. Lots in this highly anticipated community will not last long.

For more information, visit our model home in Eventide.
181 Seaglass Way, Ponte Vedra Beach, FL 32082

For more information call: 904-636-7460
Jay Wilkerson | JWilkerson@arhomes.com

AR HOMES™
BY ARTHUR RUTENBERG

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740 Spinnakers Reach Dr. \$1,700,000
Spectacular Oceanfront views from every room



104 Muirfield Dr. \$885,000
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169 River Marsh Dr. \$880,000
Tuscany Meets Coastal Contemporary in River Marsh - Redesigned to Sell



145 Summerfield Dr. \$539,000
Completely Updated 3BR/2BA in Popular Summerfield - Redesigned to Sell



600 Ponte Vedra Blvd., #109 \$725,000
Sophistication in The Carlyle - Redesigned to Sell



719 Spinnakers Reach Dr. \$2,150,000
Oceanfront Spinnakers Reach - Completely Renovated



3255 Old Barn Rd. W. \$1,125,000
Private Oasis in Sawgrass Country Club



113 River Marsh Dr. \$775,000
Beautifully Designed in River Marsh



129 Summerfield Dr. \$520,500
Spacious Open Design in Summerfield - Redesigned to Sell



82 Marsh Hollow Rd. \$375,000
Redesigned to Sell in Del Webb



24600 Deer Trace Dr. \$1,399,000
Redesigned to Sell in Marsh Landing Country Club



5577 Heckscher Dr. \$769,000
Spectacular Water Views - 3.6 acres with a beautiful cottage



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Having it all in Fernandina Beach

By Angela Walker

In Fernandina Beach, you really can have it all.

The once-sleepy fishing town is now not only a bustling resort community, but is also known for its warm neighbors, diverse restaurants, busy shops, sandy beaches and majestic trees.

Every day begins with a glorious sunrise over the Atlantic Ocean and ends with a radiant sunset over the Amelia River.

With this home, now is your chance to own a piece of the island.

Take one look at this colonial beauty, juxtaposed against sand and sea, and you'll be hooked. Even with its graceful traditional-style columns, it is perfectly at home in this beachside neighborhood.

Step inside to see that this 1997 home has been renovated with lots of love. From its gleaming new granite countertops to its gorgeous wood-look floors, this like-new home is open, bright, spacious and move-in ready.

So what else is new? How about carpet, paint, ceiling fans, plumbing, light fixtures and kitchen appliances!

Come and see for yourself. Even the Florida-room has been heated and cooled, adding 200 extra square feet of fun to this house and a great place to hang out year-round.

Relax with the family and/or entertain your

guests in the kitchen and family room, which are open and integrated so you will always feel included.

Feel like a swim? Take a short walk to the beach at a close beach access. Or enjoy the privacy of a midnight swim in your fully screened, heated pool anytime, summer or winter.

This home is loaded with personality, boasting stunning architectural details throughout its two-story floorplan.

But what is a home without a great location?

Here in Fernandina Beach, you can have it all. The island features green marshlands and oak lined trails, beautifully complemented by the relaxing ambiance of 13 miles of private beaches.

You will find yourself drawn in by the rich history of the island's Victorian seaports and the enchanting shops along Center Street. From the ocean to the many inlets and rivers to the Intracoastal Waterway, there is never a shortage of water sports for enthusiasts: deep sea fishing, kayaking, paddle boarding or jet skis, just pick your passion.

Fernandina Beach is also home to Fort Clinch State Park, where you'll discover activities for the whole family.

Maybe it's time you called this island home.

Presented by Watson Realty

Listed by Angela Walker

Offered for \$600,000



Photos provided by Angela Walker



A food trend to get excited about

By Alice Hickox

Happy New Year everyone!

I know January food articles are often focused on New Year's resolutions, as well as recipes and tips to ensure your success. But THIS year... I want to talk about several of the hottest food trends that show no signs of slowing down in 2020, and how you can customize my favorite up-and-coming food trend to whatever your style of eating is.

What food trends am I talking about? It



Alice Hickox

seems everyone these days is either following a plant-based diet, are gluten-free, doing the keto diet or living a vegan lifestyle. I personally adhere to certain aspects of all of them. However,

the food trend I am most excited about are the charcuterie boards and grazing tables! Say what? (Shar-ku-te-re).

Before you think I've lost track of my theme, a traditional charcuterie board consists of a variety of aged, cured meats,

cheeses and jams, as well as fruits, nuts, olives and crackers, all artfully arranged to cover the entire board. It's basically a meat and cheese board, just fancier.

A grazing table is essentially a grandiose version of a charcuterie board, and often done on a kitchen island or on the length of a dining table to accommodate larger crowds. Not only are they an absolute feast for the eyes, but also for your guests! Trying out all sorts of food combinations together makes for a great conversation piece, and best of all, there is no cooking involved. You can add in wine pairings if you like or keep it simple for a stay-at-home date and movie night.

So how does this play into the plant-based, vegan, vegetarian or keto ways of eating? You can customize the boards to fit any eating lifestyle, which makes it even more fun. You can go traditional as described above or add and omit ingredients to suit your eating preference.

The beauty of the charcuterie or grazing board, is arranging a variety of textures, colors and flavors for the ultimate grazing experience, which can serve as a starter, or the main course. You can do theme boards for holidays, or game-day boards — why,



Photo provided by Alice Hickox

yes! That's where I'm going here. My game-day board provides a great variety of colors along with traditional finger foods, but feel free to swap out your own favorites.

My game-day board is also not necessarily healthy like a traditional Charcuterie

Build

Continued from 18

beach access across the street. Offered for \$995,000, this is a large lot, 110 feet by 145 feet, and is ready to build.

Enter Neptune Beach, a quiet small beach oceanfront town located near the Beaches Town Center. The area features great restaurants, nightlife, beach access and boutique shopping. 216 Bowles St. a short stroll to the beach, Jarboe Park, and just blocks to Town Center. The lot is 40.1 feet by 115 feet. The property is offered as land only at \$429,000, or as a build- package for \$875,000.

If a boating lifestyle on the Intracoastal Waterway and easy access to the St. Johns River, as well as the ocean, is what you desire, then take a closer look at this rare 150-by-400-foot lot located at 293 and 295 N. Roscoe Blvd. Complete with a large boathouse and dock, it is within minutes to fine dining. Build your dream home on a wide lot or sell one of the lots and build on the other. Offered for \$1,625,000. Now is a great time to plan and build the home of your dreams.

Just pick your lifestyle!

FOOD continues on Page 26

Paradise found on the Intracoastal Waterway



Photos provided by Clare Berry

By Clare Berry

Passing through the gates of 41 South Roscoe Blvd., Ponte Vedra Beach, is a multisensory sensation, from calming to exciting. The meandering stone-style drive leads to the mahogany and glass double doors of this timeless Mediterranean villa, crowned by a classic barrel tile roof.

Mature landscaping and the large 100-by-400-foot lot provides the privacy we desire, allowing us to relax and recharge from our busy lives.

A Southeastern architect/builder, now retired, designed and built this home for himself, with quality and features thoughtfully included to maximize the enjoyment of this Intracoastal Waterway hideaway.

Native cypress wood is the material for ceilings of all exterior porches and the lanai as well as the four garage doors. Inside, the ceiling details in the breakfast area, kitchen and stairwell are also cypress wood, giving a natural yet rich appearance. The interior doors are another show-stopper in this home; they were brought in from Colorado, solid dark wood, custom distressed and hand-scraped to the builder's specifications.

Two bedrooms, including the spacious owner's suite and an office, are on the first floor. All rooms have high ceilings with beautiful detailing as well as custom cabinetry (plentiful storage!).

The living room, owner's bedroom and family room have fireplaces with custom stone fireplace surrounds and mantles.

Every space in this home is designed to connect the inside to the stunning water

views and natural old Florida beauty outside. There is a retractable glass door system between the family room and the lanai, making entertaining a breeze, as does the central wet bar (with its custom-built 214-bottle wine cellar) and summer kitchen, set in a wraparound bar area.

The surface of the outside area surrounding the pool is over 1,700 square feet of travertine surrounding a serpentine pool and spa.

The quality continues at the water, with a stainless-steel bulkhead over pilings. The boat house is the dream of boaters and nature lovers, beautifully appointed: roofing over two motorized slips (a 40-foot, 25,000-pound lift and a 27-foot, 10,000-pound lift), additional deck chair space, fish cleaning station and views that will mesmerize you.

Upstairs are two bedroom suites, very private, and an upstairs game room with a balcony overlooking the Intracoastal. The quality continues, with powered wenchers for the foyer and stairwell light fixtures, oak treads and travertine risers in the stairwell and rich hardwood flooring in the game room.

This home will help you relax and refresh... it's in its DNA. The plan includes four bedrooms, an office, two 2-car garages (each 700-plus square feet, with storage systems), one half and five full bathrooms, and two large outside gathering areas as well as two inside, so everyone has their own space.

This special place is offered for \$2,450,000 by Clare Berry, broker/owner of Berry & Co. Real Estate.



Photos provided by Jennifer White

Exquisite waterfront lot on Cabbage Creek in Marsh Landing

By Jennifer White

As everyone in Northeast Florida knows, Ponte Vedra Beach is a seaside haven known for its pristine beaches, Intracoastal Waterway and famous resorts with championship golf. It's also home to the PGA TOUR, The PLAYERS, private beach clubs and it is in close proximity to the renowned Mayo Clinic and downtown Jacksonville, home of The Jacksonville

Jaguars. Its St. Johns County A-Rated schools are ranked top in the State.

Marsh Landing Country Club, a premier private club located in the heart of Ponte Vedra Beach, offers an 18-hole golf course, tennis, fitness and clubhouse.

And within Marsh Landing is 320 Keeler's Court, one of 51 homesites in the Clearlake neighborhood and its last lot. The lot is just over half an acre and is already partially cleared. If you are looking for a

home in Marsh Landing, remove the headache of remodeling and trying to retrofit what you want in an older home. Build your dream home and pick out all the finishes.

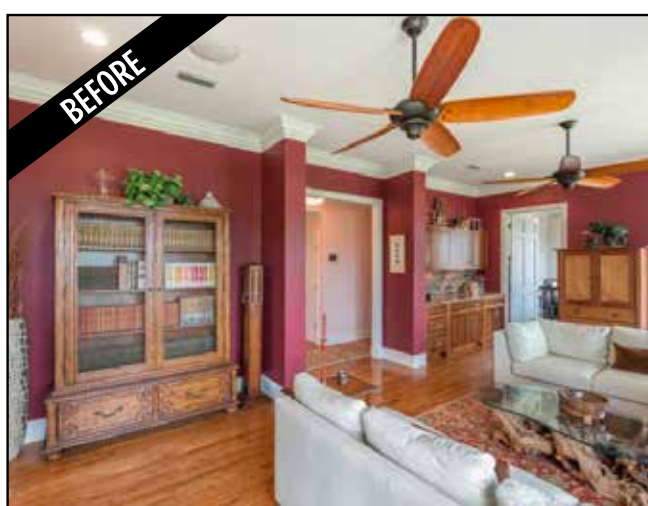
A geotechnical report on the property states that the lot has a 100-by-70-foot footprint. All you need to do is bring your architect and builder.

The tidal creek, with amazing views, flows right out to the Intracoastal, so don't forget to bring your fishing poles so you

can fish off your new dock. Bring lounge chairs, too, so you can relax while enjoying the breathtaking views and nature wildlife. Also bring your boat, jet ski, kayak and paddle board — and enjoy the lifestyle this lot affords you.

This lot is a must-see. Access to the water is a water lover's dream.

Don't miss your chance!
*Listed by Jennifer White, ReMax
Offered for \$554,000*



Photos provided by Janet Westling

Redesigned to sell with inspiration from Idea House

By Janet Westling

When the current owners decided to repaint their beautiful home, they took their inspiration for the exterior paint from The Southern Dream, 2019 Idea House on Crane Island, in Amelia Island.

Step inside 24600 Deer Trace Drive and experience our Southern Dream, Ponte Vedra Style! Just like Crane Island, our majestic home lives large on 1.73 acres, with stunning water views that lead to

the Intracoastal Waterway, surrounded by sweeping oak trees and natural palms. This splendid home features over 5,900 square feet of beautifully redesigned space for entertaining and refined ease that combines comfortable spaces in a classic blue and white design.

When I stage my listings, one of my go-to paint colors is Sherwin Williams Pure White. It allows a room to shine and highlights the features of the home and furniture we want to stand out. It appeals to young

and old and accommodates all design styles from traditional to contemporary.

It is amazing what changing the color of a room can have on the look of the space and the feeling you get. Creating a buyer connection, with neutral and natural colors, helps set the stage for the buyer to imagine themselves in that space.

According to an article in Forbes magazine, “the practice of redecorating a home to attract buyers is not new, but in recent years it has grown in prominence.”

My objective in my redesign is to create a new look with fresh paint and updated clean, crisp furniture that adds a simplistic vibe to the décor.

By creating a clean neutral appearance that strives for camera-ready chic, your home becomes more appealing to buyers.

Pure White was the perfect color to contrast against the dark wood cabinets in this spacious kitchen that any professional chef would consider state of the art. From the three ovens, two dishwashers, microwave, large center island and subzero refrigerator and separate subzero freezer, this kitchen will delight any cook.

There are several hidden surprises in 24600 Deer Trace. First, the owners installed a one-of-a-kind wine room that holds 3,000 bottles of wine in a climate-controlled setting, with a soaring ceiling that is architecturally pleasing. A third-floor office with a newly designed balcony is the perfect place to enjoy gentle breezes as the sun sets. With tranquil water views on the estuary that winds through Deer Trace in Marsh Landing, to the Intra-coastal, this splendid landscape feels like Old Florida.

The apartment over the garage is one-of-a-kind, as you can no longer build an apartment in a home in our county. Perfect for hosting guests, your mother-in-law or a nanny to help with your children, this added feature is unique. This exceptional coastal traditional with five bedrooms, 5½ bathrooms with room for a pool, outdoor entertaining and a tennis court is represented by Berkshire Hathaway HSFNR. It is listed by Janet Westling and Heidi Zawacki and offered for 1,399,000.



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Be on vacation every day in this oceanfront dream home

By Jennifer Sexton

What's not to love about this four-bedroom, three-bathroom, 3,452-square-foot oceanfront dream home?

Situated on a quiet one-way street in South Jacksonville Beach, 2701 Ocean Drive S. exudes modern coastal yet perfects the feel of warmth and relaxation.

As you pull up to the paved driveway, to your three-car garage, you hear the waves crashing and smell the salt air. Ahh ... breathe easy, you are home!

This residence was custom built in 2013 by the current owners with the entire family in mind. There's a drop zone as one enters the home from the garage for shoes, bags, jackets or whatever you don't want to drag into the house.

As you make way into the main living space, you're immediately captivated by the views of the ocean. This home is perched above the sand dunes to provide optimal vistas of the Atlantic Ocean from all angles.

The open, modern, and bright main gathering space includes a family room, kitchen, and dining nook with sliding glass doors leading to the exterior. With all stainless-steel appliances, the contemporary kitchen is the heart of the common area and offers a large island for additional seating and food preparation. Want to dine alfresco? No problem. Just open the sliding doors and choose from the covered lanai or the one of the oceanfront decks in the backyard.

What's more, the first floor is also home

to a guest room and a full bathroom so there's no need for guests to climb stairs.

The second level features two more guest rooms, a Jack-and-Jill bathroom with double vanities, a private study, a bonus room with a covered balcony and a wet bar ... all with ocean views, plus a laundry room with loads of storage.

Spanning the entire third level, the master retreat is the perfect sanctuary for the most discerning homeowner. With a private covered balcony, you have the best views of the house. The spacious bedroom features a custom wood headboard extending the entire length of the wall and provides fantastic views from all angles.

Move on to the master bathroom with a double vanity, a walk-in shower with two entrances and two rain-heads, a modern soaking tub with a window that frames the Atlantic and a luxurious Toto toilet.

One may say the best feature of this home is the incredible master closet that many can only dream of. Say goodbye to your cramped closet...time to go shopping! With more than enough space for both him and her, the owners can showcase their coveted shoes, handbags and clothes for all seasons. And the center island is the perfect place to house your jewelry, sunnies and more.

Bring all your toys, because you won't believe the size of the garage. Not only does it comfortably park three full-size cars, but it can also fit exercise equipment, golf clubs, bikes, paddle boards, tools and more.

The fenced-in backyard by the ocean



Photos provided by Jennifer Sexton

has artificial turf so the homeowner will never need to have the grass cut.

Welcome to this special piece of paradise.

Represented by Berkshire Hathaway HomeServices Florida Network Realty
Listed by Jennifer Sexton
Offered at \$2,600,000

The beauty of transformation

By Lisa Barton

What do you do when you buy a gorgeous, move-in ready, marsh view property in Marsh Landing Country Club? You tear it apart of course! And that is exactly what the new owners of 608 Ibis Cove Place did when they closed on the property in the summer of 2019.

Tara and William Wegh moved to Ponte Vedra Beach last year with their three teenage children. When they decided to move to the Jacksonville area, the Weghs chose to limit their housing search to Ponte Vedra Beach because of the excellent public schools. After visiting several neighborhoods, Marsh Landing quickly became their favorite for many reasons, including its ease of access to and from downtown Jacksonville.

"We were always impressed with all of the beautiful homes in Marsh Landing, but when we first drove through the gates of North Island, we fell in love with that area," said Tara Wegh.



Photo provided by Lisa Barton

After an extensive search in Marsh Landing Country Club, they realized in order to have a home with the open living spaces they were after, they would either have to build a new house or remodel an existing one. They did not have enough time to build from the ground up, so the

family searched for a house with "good bones."

Then they found 608 Ibis Cove Place. The North Island home had a fabulous location and enormous potential. The Wegh's vision for the renovation was to incorporate an elegant and inviting living area that was

spacious enough to host large gatherings.

"We have always loved hosting holiday parties and special events in our home. Even though our previous home was almost 10,000 square feet with numerous guest areas both inside and outside, we noticed that everyone always gathered in the kitchen," Tara Wegh said. "We knew that if we ever had the opportunity to design a new home, having a stunning, oversized gourmet kitchen would be our top priority."

After many, many months of projects, design meetings, extended deadlines and increasing budgets, the Weghs have the custom-designed home they were after. The kitchen and family room have been opened-up and extended to include an enormous center island with a stunning quartz countertops. This area is great for food prep, a family dinner or for a party of 100. The new, high-end hardwood flooring makes the home more open, welcoming and streamlined.

Finish line in Marsh Landing Country Club

By Heidi Zawacki

Realtor, Berkshire Hathaway HomeServices FNR

What a journey it was remodeling a Marsh Landing Country Club home.

It was fun, exciting, frustrating — decisions and more decisions.

Back in May of last year, we had a list of items that we wanted done and gradually kept adding while the contractor was around.

Adding new windows and doors was not in the plan, but once we opened some walls there were some older water stains, so we decided if we were going to do it, let's do it right.

The new windows and doors brought a whole

brand-new look to the kitchen and family room.

During the process, sourcing items such as cabinet handles, marble and quartz for the kitchen and bath was not as easy as I thought. But I took my time and waited until I found the perfect items to make the project complete. We are lucky we had many places to source products. The quartz counters were found at Marble Masters, a wonderful company that has been in Jacksonville for over 50 years. We found the marble at a new company with a great selection as well, called Any Old Stone. R Cabinet Studios was where we sourced our cabinets and the owner helped direct me to her premier sources.

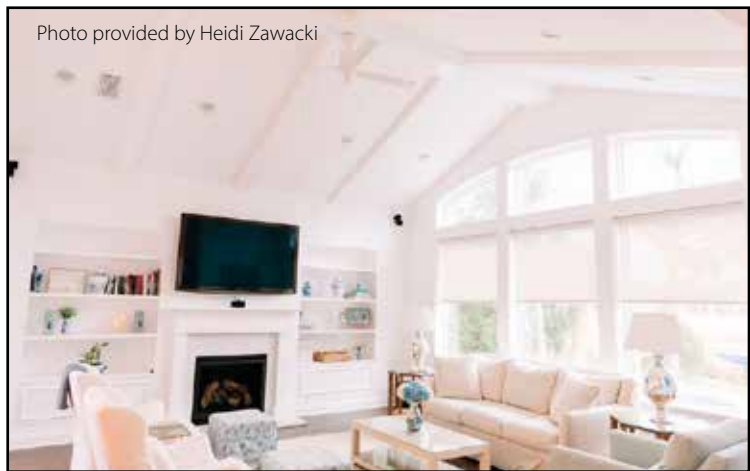


Photo provided by Heidi Zawacki

FINISH LINE continues on **Page 27**

BERKSHIRE HATHAWAY HomeServices
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Located in the private gated community of Marina San Pablo, this 6th story luxury condo offers a convenient location, resort style amenities, and phenomenal views of the marina and Intracoastal Waterway along with a 20x50 boat slip. 3 bedrooms, 3.5 baths \$765,000



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Paradise near the inlet w/breathtaking views galore! Custom built 2 story POOL home spanning over 4200 SF. Soaring ceilings and wall-to-wall glass windows with stunning views of historical St Augustine skyline. Add'l lot w/sandy beach. Offered for \$2,400,000



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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 | \$975,000 | MLS#1014494



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To be included in the next issue publishing May 28, 2020, please call (904) 285-8831



CUSTOM BUILT OASIS IN THE PLANTATION

PRICED WELL BELOW APPRAISAL! Comfort and elegance merge in the thoughtful design of this custom-built home situated on a premium lot in the premiere Plantation community. Gorgeous water to golf views are showcased throughout the home. 4 bedrooms, 5.5 bathrooms \$1,595,000



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Live the beach life dream in this gorgeous furnished two-story, 3BR/2.5BA, 2424SF townhouse-style condominium with your very own private terrace! Also includes a private entry attached 2-car garage. HOA Dues paid for 1 year! Offered for \$635,000.



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Step inside 5577 Heckscher drive & experience an amazing waterfront cottage on 3.6 acres on Little Andrews Island just minutes from downtown Jacksonville. This perfect waterfront getaway has been recently renovated. Fall in love with Florida rain showers under the new metal roof & take in the spectacular water views on the large wooden deck, bulkhead & dock. Offered for \$769,000.



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IN S JAX BEACH**

On a quiet one-way street in S Jax Beach, this modern coastal 4 bed/3 bath/3,452 SF home was built in 2013 with family in mind. There's a drop zone as you walk in from the garage, open kitchen and living space, 4 large bedrooms, laundry room on the 2nd floor, office and bonus room, master on the top floor with the walk-in closet of your dreams, fantastic ocean views from all rooms, and a fenced in oceanfront yard! \$2,600,000



**Call Jennifer Sexton
904-463-3326**



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
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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 \$1,575,000



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904-553-2032**



TURTLE SHORE COTTAGE

Pristine 2BR/2BA, 1324SF 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. Offered for \$385,000.



**Call Rosemary Kristoff
904-333-4841**



LUXURY NOCATEE POOL HOME

This warm and inviting 5BR/4BA home flows nicely, with the perfect blend of social and private areas. Relax to the gentle sounds of the pool fountain from your great room or large screened private lanai with summer kitchen. Offered for \$574,900.



**Call Cynthia Lupi
904-814-5058**



REDUCED

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 \$569,000.



**Call Tina Webster
904-982-7330**



PANORAMIC GUANA TO OCEAN VIEWS

With the Guana River to the west and the Atlantic Ocean to the east, this oceanfront home offers stunning panoramic views. Built with top engineering designs, this home thoughtfully merges comfort with sustainability. 7 bedrooms, 7.5 baths \$2,700,000



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REDUCED

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The North Cove 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. Watch the nature from your gorgeous, renovated kitchen & open family room. Master & 2BRs plus bonus/4th BR are upstairs. Awesome street on a cul de sac. Hop on your golf cart & be at the community pool, grocery stores, shops & restaurants in minutes. Offered for \$669,000



**Call Tina Webster
904-982-7330**



SOLANO CAY

Come and see this 3BR/2.5BA, 1501SF home located in the heart of PVB! Short walk to the beach, community pool and A-rated St. Johns County School District. Offered for \$338,000



**Call Wally Sears
904-610-9771**

To be included
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May 28, 2020,
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(904) 285-8831

You will absolutely love this home

By Kathleen Floryan

This one-of-a-kind house is situated on a half-acre lot with water-to-golf views and located in the unparalleled, equity neighborhood of The Plantation at Ponte Vedra Beach.

Located at the end of a cul de sac, the house has a paved-driveway and three-car, side-entry garage.

When you pull up, you enter the home through beautiful, etched glass doors, into to a spacious open living room with soaring high ceilings and a soft contemporary blue coastal palette.

The 3,863-square-foot floorplan flows in a way that allows for gracious daily living, with comfortable entertaining space both indoors and out.

Multiple door sliders open the house to the covered lanai from every major room.

The original builder was Benchmark Homes, and the current seller has been in the home since 2006 as a second owner.

Trendy updates to the house were completed in past three years, bringing the house out of the 1990s motif.

This one-story home has two short-step elevation changes: one from the foyer to living room, the other from family to dining area. The transitions are done very well, with three wider semi-circular steps.

The original dining area in the front of the house has been converted to a sitting/music area. With a redesign it could be a bar or office/study.

The master suite captures beautiful views of the embracing water lagoon with a quiet sitting area, complete with a small fireplace.

A flex room is adjacent to the master, and is suitable as an office, a fourth bedroom or nursery. There is a pool-bath directly across from this room.

Two interconnected guest bedrooms with their own corridor enjoy separate sink vanities and a joint tub/shower combo.

The laundry room, adjacent to the



Photos provided by Kathleen Floryan

garage area, is very spacious and accommodates storage and a folding area.

Some of the special features in the remodeling include: gorgeous Hallmark Nu-Oil Hardwood wide-plank floors throughout the entire house; a custom Brazilian Cherrywood half-moon ex-

tension, placed at the end of the center island to provide bar-top seating; Quartzite countertops; and a five-burner gas cooktop graced with hidden cabinetry for utensils and cookware.

Beautiful Bahama shutters accent the dining room windows.

There is a stunning wood-plank accent wall in the living room, which acts as an artistic focal point.

The family gathering area adjoining the kitchen features a coquina fireplace, perfect for relaxed conversation.

Heading outdoors, you will find a screened lanai with a pool/spa. A portion is covered overhead, allowing outdoor enjoyment even in the rain.

The landscaping is lush and surrounds the exterior of the house.

Energy improvements include solar power attic fans, PEX Plumbing, all HVAC vents and unit have been replaced. The house also has a newer hot water heater, newer washer/dryer, newer pool motor/valves/filter/sweep, newer landscape lighting and irrigation and an electric dog fence.

Exterior and interior painting was completed in 2019.

The Plantation at Ponte Vedra Beach is the only local private equity HOA where neighbors enjoy the amenities with their neighbors and not with resort guests or non-owner members.

Amenities include a four-acre ocean-front beach club, a 2016 revitalized 72-par golf course, a fitness center with state-of-the-art equipment, seven Har-Tru tennis courts, a croquet court, fine dining, various social clubs and summer camps, 24-hour security at two gated-entrances, community mail services and valet trash service.

All gratuities included in monthly fees, with no food or beverage minimums.

Additional usage fees for golf carts, club care, locker rentals and golf guests are extra.

The house is currently offered for sale at \$1,029,000.

It exudes comfort, peace, quality, and relaxation.

Come see for yourself.

Represented by EXP Realty LLC

Listed by Kathleen Floryan

Offered for \$1,029,000

Food

Continued from 20

board (you're welcome, men) but I figure you all have been angels for the month of January, so why not have a fun board for the game?

First you need a cheese board, a large platter or even a nice size tray. If you don't have anything large, you can do two to three smaller ones. I particularly love the trays that you would, say, bring someone breakfast in bed with. If you have neither, you can pick up a roll of brown paper on the paper aisle and tear a sheet the size you want and place it on an easily accessible place in your kitchen, such as an island, where guests can gather. For a traditional board, I love to fill them up with wheels of

Brie, cheese slices, crackers, grapes, little bowls of different jams, strawberries—and of course some sort of chocolates. However, for a themed-board for the Super Bowl, I'm taking some of our favorite football finger foods and putting together a fun board that you can make your own changes to according to your favorites. Coming this spring, Lettuce Do Dinner, Personal Chef Service will be offering custom boards for your special event, so stay tuned.

Traditional Charcuterie boards are always a hit, but since the Super Bowl is right around the corner, I'm excited about this themed Game Day Board:

Game Day Grazing Board or Table (Serves 10)

■ 24 chicken wings in various flavors, store-bought or homemade, cooked

- 12 bacon and pimento cheese stuffed Jalapeno poppers (see easy recipe below)
- 24 store bought or homemade pigs in a blanket
- Carrot and celery sticks
- Cucumber slices
- 6 jalapeno peppers, halved lengthwise
- Small container of Palmetto (pimento) cheese
- Favorite store bought ranch dressing
- Chunky blue cheese dressing – store bought or homemade
- 1 ½ cups guacamole (store bought or homemade)
- 1 cup salsa (store bought or homemade)
- 2 cups blue corn scoop chips
- 2 cups white corn scoop chips
- White and dark chocolate-covered pretzels (I love Trader Joe's for flavor and value)
- Popular add-ons: Frozen onion rings or sweet potato fries, cooked to package instructions.

Directions: Arrange various chicken wings

through center of board diagonally. Place dressings and dips in small assorted bowls in various places around the board. Fill in with clusters of the different vegetables arranging artfully or in small piles. Fill in with jalapeno poppers and pigs in the blanket along the edges. If there is room on board, fill in with chips. If not, have two baskets on either side of the board with chips.

Jalapeno Poppers: Half lengthwise six jalapeno peppers, seeds removed. Fill with store-bought pimento cheese (my favorite is Palmetto cheese at Publix or Costco). Top with a little bit of shredded cheddar and real bacon bits. Preheat oven to 400 F. Spray baking sheet with nonstick spray or line with parchment paper. Bake for 15-20 minutes until bubbling and starting to brown.

Alice Hickox, personal chef of Lettuce Do Dinner (www.LettuceDoDinner.com)



Photo provided by Lisa Barton

Transformation

Continued from 23

The addition of the new moving glass wall system from the formal living room to the pool deck helps expand the living spaces to the outside and showcases the expansive marsh views.

The kitchen and bathrooms are appointed with beautiful custom-built cabinets, which provide lots of storage space and allow for clutter-free counters. The gorgeous, oversized light fixtures add a touch of modern class to all the rooms. The six

renovated bathrooms are delightful with upscale finishes and lovely custom tiles.

Finally, the spa-like master suite is a fabulous retreat with a completely new bathroom, including a large soaking tub and huge walk-in shower, all tiled with beautiful white and grey marble. The master bathroom truly turned this property into a 2020 thing of beauty.

After this labor of love, the Weghs found themselves having to relocate again, just as the renovations were completed. Now this extraordinary property will be coming back on the market, completely re-done and ready for a new family.



Finish Line

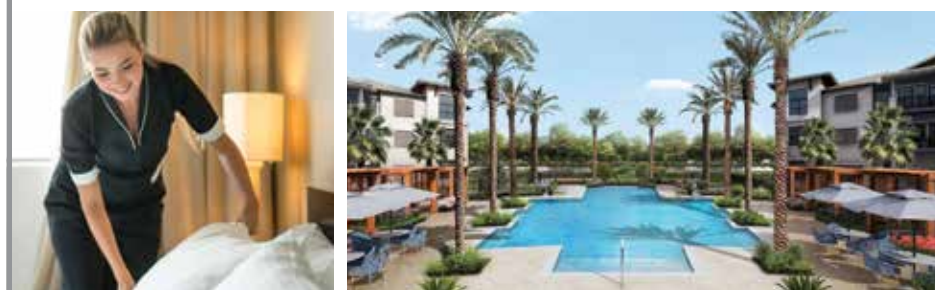
Continued from 24

The planning of the kitchen and layout was easier, since we kept with the layout but took out the original look with the desk in the kitchen and made the whole wall more up-to-date with all new appliances. We were able to get more custom drawers and racks than our previous kitchen. We chose the Sub-Zero Wolf Line for our products and were impressed with First Coast Supply's customer service and selection.

Our cabinet company, R Cabinet Studio, also helped with the cabinets in our master bath. We incorporated a timeless look of Carrara marble and white walls with chrome accents. The shower consists of a steam shower and a cast iron stand-alone tub. We hope that this timeless look stands the test of time.



Photos provided by Heidi Zawacki



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Eventide: Luxury community by the sea in Ponte Vedra Beach

By Tina Webster

Nestled on prestigious Ponte Vedra Boulevard, through a canopy of outstretched oak trees, is the buzz-worthy boutique neighborhood called Eventide.

Situated right off the boulevard, on the adorably named street, Sea Glass Way, is a stunning West Indies-style home designed by Cliff Duch of Cronk Duch architecture, which is currently being built by the father-and-son-duo Scott and Jason Ulm of Heritage Homes of Jacksonville. Household names in our community, they are known for consistently executing quality designs and expertly crafted homes.

At the Sea Glass Way home, an exquisitely crafted custom-built mahogany door draws you in, where the French white oak flooring greets you with a warmth and style that makes you want to stay a while.

The kitchen boasts a layout perfect for entertaining and cooking alike, with a custom-designed plaster hood above the range that gives a nod to the West Indies-vibe showcased on the exterior of the home. Hand-selected reclaimed wood beams adorn the ceiling in the kitchen that will host two Sub-Zero columns, Wolf gas appliances and a magnificent island.

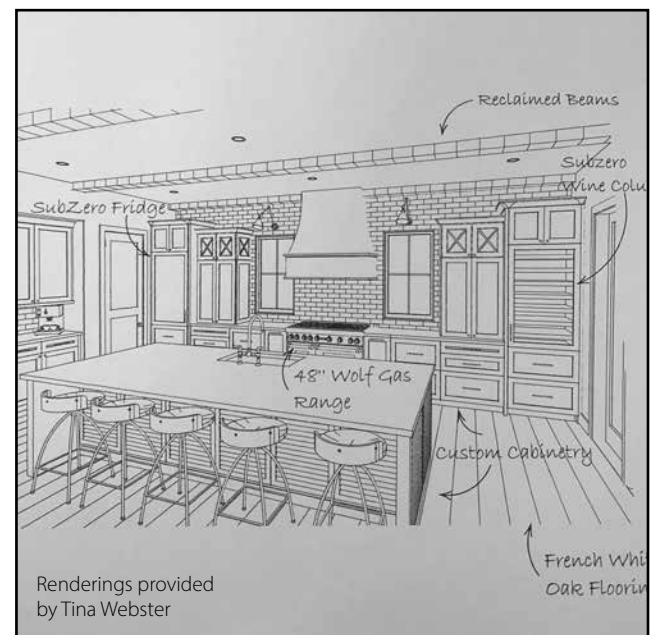
The kitchen flows into the main living area, which faces a serene view of the water and natural preserve. Step out of one of the three French doors off the living room to what we Floridians call the “second living room” onto a gorgeous lanai that includes an outdoor kitchen, fireplace and pool and you will feel like this home is a vacation you don’t want to end.

The master suite is located on the first floor and is equipped with an en suite bathroom and a lofty walk-in closet.



Also, located on the first floor is a powder bath, laundry room and an office with custom-designed wainscoting. Make your way up the stairs to find three more bedrooms, three bathrooms, a bonus room and a wet bar area that will meet the needs of even the most discerning house guests.

If one ever did want to leave this permanent vacation spot of a home, they could do so by exiting out of one of the four-car garages and take a few short steps to the



private beach access.

No stone was left unturned in the planning of this home, and it shows even while the building process is not yet complete.

Quality design and craftsmanship paid off in the case of this West Indies beauty.

For more information, contact co-listing agents Tina Webster and Terre Ulm. Come see for your self the amazing care and detail that went in to this fantastic Ponte Vedra Beach home.

Represented by Berkshire Hathaway HomeServices Florida Network Realty

Listed by Tina Webster and Terre Ulm

Offered for \$2.2 million



Photos provided by
Katie Hughes Johnson

Contemporary oceanfront luxury living

By Katie Hughes Johnson

Step into Northeast Florida’s most impressive oceanfront community. Home to only 22 residences and two per floor, Marbella exudes exclusivity, from its gated entrance up to private elevator entries into each home.

The desirable South Jacksonville Beach location is home to white sand beaches and convenient to wonderful shopping and restaurants, with many reached by a short walk. Located on the fifth floor and with 4,435 square feet of luxurious living space, plus over 1,000 square feet of outdoor terrace living, this elegant condominium has been completely updated with the finest finishes.

The new open-concept structural changes to the floor plan afford unparalleled ocean views. Large living spaces open to the expansive oceanfront terrace, which faces a Southern exposure and is equipped with a summer kitchen.

Sleek lines and a neutral palette complement any design style. The beautifully equipped kitchen is complete with Elmwood contemporary cabinetry, Miele and Sub-Zero appliances, three ovens, including a convection and steam oven, gas cooking, separate built-in fridge/freezer with drawers and

quartz and butcher block counters.

The built-in Miele coffee station is a “must have” for the coffee lover. Reverse osmosis, instant hot water, pot filler, under and in-cabinet lighting are among some of the amazing features of this complete chef’s kitchen.

Kitchen bar seating, nook-area dining and a secondary bar-area allow for ample spaces to dine and entertain. The kitchen is open to the large family room and adjacent dining room.

Adjacent to the dining room is a complete bar with Elmwood cabinets, quartz counters, cabinet lighting, wine cooler, beverage cooler and ice maker.

Nine-inch oak wood flooring with a Driftwood color finish is throughout the home besides the two secondary bedrooms that flank new high-end plush carpeting.

Bathrooms have all been updated with the latest design options and emit the essence of relaxation.

The master bathroom focal point is an oversized ADM soaker tub situated in the center of the room. Two large his/her vanities flank either side with Elmwood cabinetry and quartz counters. The shower with rainfall



Photos provided by Janet Westling

Spectacular waterfront cottage on 3.6 acres off Heckscher Drive

By Janet Westling

Step inside 5577 Heckscher Drive and experience an amazing waterfront cottage on 3.6 acres on Little Andrews Island, just minutes from downtown Jacksonville.

This perfect fisherman's and boater's paradise has been recently upgraded with a newly resurfaced driveway, fresh sod and mature palm trees.

Enter this cozy cottage to beautiful wood flooring, quality fixtures and designer furnishings. Fall in love with Florida rain showers under the new metal roof and take in the spectacular water views on the on the large wooden deck. You have your choice of deep water or tidal fishing on one of the two private docks.

This property and cottage have undergone a complete renovation inside and out. It includes new electric, plumbing, kitchen, bathrooms, roof, irrigation, pumps and an asphalt driveway.

Convenient to city life and the serenity of Florida, this unique island home is one of a kind!

Own your private retreat on 3.6 acres with water on three sides or build your estate home and bring your yacht. The Heckscher Drive-hideaway is located across the water from a bird sanctuary with over 500 feet of waterfront navigable to the St. Johns River.

Design your dream home to take advantage the unsurpassed water views in a natural, peaceful environment. Walk this beautiful property to appreciate the potential of this perfect waterfront getaway!

Represented by Berkshire Hathaway Home services Florida Network realty.

Listed by Janet Westling.

Offered for \$769,000.

About Heckscher Drive

Heckscher Drive, located between the tidal marshes of the Timucuan Preserve and the St. Johns River, offers breathtaking scenery, beautiful beaches, waterfront dining, fish camps and sport fishing. Heckscher Drive is named after August Heckscher, a German immigrant from Hamburg, who made his fortune in zinc, iron, coal, steel and the real estate industry. In the 1920s, during the Florida land boom, he had a great interest in Northeast Florida, where he purchased property in the area to escape the cold winters of New York. Also named for August Heckscher are Heckscher Playground in Central Park, New York City; Heckscher Park in Huntington, New York; and the Heckscher Museum of Art and the 1,500-acre Heckscher State Park in East Islip, New York. Read more about him in the April/May issue of Sand Castles.



Photos provided by Tansy Moon

This place is awesome

By Tansy Moon

If you are looking for the privacy of a gated community without compromising size or location, look at an acre of premier Ponte Vedra Beach real estate at 214 Pablo Court.

It's close to the highly desired Ponte Vedra Inn & Club, with its 5-diamond resort and spa, private beach access and numerous amenities.

With backyard views showcasing 180 degrees of unobstructed water, to golf views of the club's exclusive Lagoon

Course, with four holes of visibility, life on Pablo Court is one to be envied.

Along with a brand new roof, two newer A/C units, beautiful wood floors, skylights and panoramic windows lining the rear of the home, you are provided with an ample amount of sunlight throughout the entire day.

If you know this community, you know that this is a scarce and incomparable find.

Represented by Berkshire Hathaway HomeServices Florida Network Realty

Listed by Tansy Moon, Realtor
Offered for \$2,075,000



Contemporary

Continued from 28

tile accents is equipped with a rain-head showerhead and an additional handheld showerhead. The bathroom has the ultimate necessity which I coin "the marriage keeper" — his and hers water closets.

In addition to the luxurious design choices, the home is a Smart Home!

A Savant Home Automated System controls audio and visual with surround-sound throughout most rooms. This system can be controlled from your phone or an iPad in the house. EcoBee programmable thermostats and remote sensors to maintain optimum temperature can

be controlled manually or from a smart device.

Blink security cameras in several locations can also be remotely controlled. Hunter Douglas blinds are throughout and most can be operated through a smart app.

Marbella is the Beaches most exclusive oceanfront condo community, with private gated entrance, on-site security guard/concierge services, underground parking and private elevator access to each residence, pool, spa, fitness center and community social room.

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TRAVEL SPOTLIGHT: LONDON CALLING

Three travel stories that will encourage you to go there. Even if you have been there, you'll want to go back

Intro by Janet Westling

In 2007, the Jacksonville Jaguars played its first regular season game in Wembley, London and have continued to play there every year since. As a Realtor with Berkshire Hathaway HomeServices, I thought it would be the perfect time to meet with our Berkshire company in London while the games were played. Realtor Jennifer Sexton and I set up a meeting through the CEO of our firm, Linda Scherrer, with Martin Briket in London, who owns three prominent Berkshire company firms. It was a very good meeting that educated us about the London buyer and doing business with the international buyer. Our mission was to introduce our beaches to this prestigious firm and their clients. We produced a very broad video about the beaches of Northeast Florida that showcased the amazing lifestyle we know and love. It was a very good meeting. In London for the games were several other Berkshire Hathaway agents who share their adventures in our Post cards from London.



ABOVE: Thames River Cruise

LEFT: Portobello Market in London

5 days in London

By Janet Westling

In early November, I spent five days in London and attended the Jaguar game with my daughter Katie and son-in-law David. This was my first time to Wembley and the Stadium was filled with many Brits. It was

wonderful to experience the enthusiasm for our version of football. Next year I hear that the Jaguars will play back-to-back games, which could be a great time to go and take a side trip to Paris, Scotland or Ireland in between the two games. Some other Berkshire agents did exactly that on this trip!



Photos provided by Janet Westling

Draycott Hotel in London

THE PERFECT RETREAT

If you are looking for the perfect home away from home in London, I would highly recommend The Draycott Hotel, one of the finest hotels in Chelsea, London.

When my husband and I visited London several years ago, the Draycott, a boutique hotel, was recommended by European friends and this 5-star retreat surpasses its reputation for providing the best in British Luxury and hospitality. Guest are welcomed every day at 4 p.m. with complimentary tea and biscuits. Relaxing in the English country-designed living room with a burning fireplace and a cup of English tea is heavenly! With 35 beautiful suites with cozy fireplaces and many overlooking the Cadogan gardens, the attention to English detail is unsurpassed. Enjoy a glass of complimentary champagne before you set out

for the evening and upon your return hot chocolate at 9 p.m. every day of your stay. One could get very spoiled by this luxurious English hospitality.

CHELSEA AN IDEAL LOCATION

Chelsea is the ideal location for some of the best shopping London has to offer, from Sloane Square to Kings Road. Sloane Square was once known for its most famous shopper, Lady Diana Spencer, and the other Sloane Rangers. Today, small boutiques and larger retailers like Peter Jones

POSTCARDS continues on Page 32




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Back to the United Kingdom

By Jennifer Sexton

I made the first trip to London with the Jaguars in 2013 and for a variety of reasons — the usual suspects, kids, clients and cost — didn't get back to the U.K. until 2019.

What a mistake on my part, London is an amazing place to spend a long weekend or an abbreviated week. Either way, I didn't spend much time sitting around, there was too much to do.

My husband and I love to walk, and London is a fantastic city to lace up a comfortable pair of shoes and get going.

Whether fabulous Hyde Park or strolling past Buckingham Palace in Green Park is your thing, the trails through the trees are so inviting that you barely notice you're in the city.

If the hustle and bustle is more to your liking, the intersection of Oxford Circus and Piccadilly is the perfect place to just turn in circles with all the shopping and eating possibilities.

Maybe the whole exercise thing isn't your thing, which is perfectly fine because the London Underground or the "tube" as the locals call it, seems to offer a station at nearly every turn, with a train heading nearly every direction.

I was a little hesitant at first, the New York subway system can do that to you. But the hardest part of getting around underground is just choosing the right ticket and there is always someone nearby to help.

Really, the tube makes the journey to the U.K. so easy; it's there when you step off the plane at Heathrow Airport. It's there when you want to make your way to dinner or shopping or a show. And it's there when you're tired of walking and just want an easy way to get to where you're going.

One of our favorite spots in London is Carnaby Square, which delights in things bright, bold and unusual. Carnaby is my husband Brian's so called "home away from home" when he's here working. His



Photos provided by Jennifer Sexton

ABOVE: Jennifer Sexton with friends and family in London.

LEFT: Jennifer Sexton (third from

favorite spot is a little tapas house called Dehesa, which apparently I shunned in 2013 for Rosa's Thai bistro next door. The smell of roasted meat, a deep and diverse wine list and an intimate interior caught his attention. And while I was in Florida from 2014-2018, he made it his mission to try everything on the menu and to recommend the place to everyone who made the trip to watch the Jags play. On a rainy Saturday I discovered the delights of Dehesa with close friends who know a thing or two about wine. We wasted away the day trying everything on the menu, from the rosemary-grilled flatbread to the Galician octopus to the Courgette flowers served with blossom honey, all blended expertly with amazing wines we never see in the United States. For a man who exaggerates for a living, his words, not mine, Brian wasn't wrong about Dehesa.

When the rain finally let up, we set out for the Imperial War Museum on the south bank of the Thames. I wasn't sure how long I would be interested in a museum focused on just one topic, war, but it was so good I made a second trip later in my visit to see a few of the exhibits I couldn't the day we went as a group.

The World War I scene was worth the effort all by itself, to experience life in the trenches that the British and Allied troops lived and fought in France. It was heady stuff for a group of folks who seemed to know plenty about World War II, but were somewhat unaware of the first big, world-wide conflict.

We arrived late in the day and so we hustled from the bottom floor to the top to get a glimpse of the men and women who were most decorated for their courage and valor in combat. It was amazing to read the stories and see the medals from conflicts that went back hundreds of years. We couldn't make the Holocaust exhibit before it closed, but trust me, I was glad I went back to see it.

Our Saturday was complete with a trip to see "Hamilton" at the Victoria Theater. Why see an American play in London? Well, it was more than a little cool to watch a show about our battle with the British for our freedom in the heart of their capital, but it was also a lot less expensive. Maybe that whole thing about going out on our own more than 200 years ago hasn't worn off, but the tickets were easy to get, and we sat on the floor, 12 rows from the stage for less than one upper balcony seat in New York or Chicago would cost.

We hadn't seen it but knew the story and could sing many of the songs our kids knew by heart. It was amazing, and not to spoil it, but the Brits' reaction to the character of King George was worth the price of admission. Let's just say they have a sense of humor about themselves and the royal family, even if they are fiercely protective of them. We thought it was a fantastic evening and our entire party agreed that the theater scene in London would rival that of Broadway or any other city in the world.

LONDON continues on Page 32



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Jags in London

By Lisa Sandifer

Early in 2019 my husband, Kirk, and I began to discuss how we wanted to celebrate our 30th anniversary, which was in October.

A moorings trip to the BVIs, fishing in Hawaii or wine country tour in Napa? At the time we were with some friends who were booking their annual trip to see the Jags play in London and we decided to jump on the bandwagon.

We figured we'd head to Paris for a few days afterward, which seemed more "anniversary-ish." We booked flights, hotels, trains and cars.

Fast forward 6 months later, and we realized the Jags London game is typically the day after Florida/Georgia weekend in Jacksonville. Kirk and I met at UF and have had season tickets since graduation. And Kirk had not missed a FL/GA game since he was in third grade (even when we lived in Ohio AND when the game was played in Athens). To his credit, Kirk only slightly twitched when that lightbulb went on.

We flew out on Virgin Atlantic, an airline we'd always wanted to try, and met several people from Jax who were also going to the game. We made fast friends and got a photo of us all in our matching



PJs, thank you Sir Richard! We spent a day sightseeing and on Saturday got tickets to watch Shad's other football team (Fulham) play. Afterwards, we headed back to our hotel to figure out how to track down American college football.

Fortunately for us, the large contingent of Jag fans that were at our hotel included Jacksonville Mayor Lenny Curry, who was also eager to watch the game if we could somehow find a way to get it on a British channel.

After much hand wringing, breath holding, and remote-control manipulation by hotel staffers, the game magically appeared to roaring cheers by our crew. It was a



Photos provided by Lisa Sandifer

Lisa Sandifer (center) at London Jaguars game with friends

rowdy night, which only marginally ended before it was time to head to Wembley to see the main attraction on Sunday. The Jaguars may have lost the game, but I can assure you, we won the party.

The next day, Kirk and I were lucky enough to be invited to join friends Butch Hofstetter and Hannah Addington, who were headed to the Adare Manor in Ireland for a couple nights.

Not sure what I was expecting, but I was blown away by the beauty of that country. Hannah and I rode horseback through trails by old castles while the guys played golf. We spent one day on a "driven shoot" and

were feted and entertained at the guide's cottage by his wife who turns out to be a gifted chef. They served us champagne and hot whiskey.

I'd never shot a gun before, nor had I ever tried a hot Irish whiskey, not a combination of which seems either appropriate or safe, but the day turned out to be magical.

And although I still do not own a gun, what I do have is a brand spanking new bottle of Jameson in my liquor cabinet and heart full of treasured memories.

I'm hoping I don't have to wait another 30 years to go back.

London trip was fantastic learning opportunity

By Wally Sears

Visiting London as part of the Design Leadership Network was a fantastic opportunity to meet and learn from international designers, architects and taste makers in a relaxed atmosphere.

We experienced behind the scenes visits in private homes and studios, had an extraordinary evening at Kensington Palace, Blenheim Palace and The Painted Hall at the Old Royal Naval College.

As part of the week-long visit, we attended highly selective talks with global design leaders and intimate forum-style workshops.

Cocktail parties at the iconic Dorchester Hotel and Mandarin Oriental Hyde Park were stunning venues for meet-and-greets.

It's always fascinating to see what ideas are trending in home design and decor on an international level.

London is such a design mecca, I felt fortunate to be able to bring back ideas and inspiration.

I did feel somewhat like an Ponte Vedra Beach ambassador, always happy to mention Ponte Vedra Beach as a great destination.

Britts are very familiar with Florida, but not necessarily Ponte Vedra Beach. They seemed quite interested in finding out about our little piece of paradise.



Photo provided by Wally Sears

Postcards

Continued from 30

to the Saatchi gallery, that exhibited the largest collection of King Tutankhamun treasures seen outside of Egypt, create a famous destination to shop and explore.

A WALKING CITY

London is a true walking city with an abundance of famous churches, fabulous museums, shops and markets.

On my very first day, I visited the Portobello Road market just a short bus ride from my hotel. According to its website, portobelloroad.co.uk, "Portobello Road is the world's largest antiques market with over 1,000 dealers selling every kind of antique and col-

lectible. Visitors flock from all over the world to discover one of London's best loved landmarks!"

SUNDAY MASS AT WESTMINSTER

The most moving experience in London was attending the Sunday service at Westminster Abbey for the Sung Eucharist service at 11:15, which is open to the public. We entered through the Great West Door and to my surprise we were seated in the magnificent monk's choir loft with the choir. For over 1,000 years, sung service has been offered every day at Westminster Abbey by the world-renowned Abbey choir. Attending church services in this special place, where monarchs have been crowned King since William the Conqueror, was the highlight of my visit to London.

London

Continued from 31

I probably shouldn't say anything about the game itself since the Jaguars didn't represent quite as well as they hoped.

But the tube to Wembley is a fun way to get to the game since it's really a kaleidoscope of colors from every jersey in the NFL.

Fans from all over Europe descend on London for the American Series, which features four games annually. You'll enjoy meeting Bears fans from Dublin, Seahawks fans from Frankfurt, Cardinals

fans from Prague and Jaguars fans from the United Kingdom, where the team has built an impressive following in the seven years they've played there. A Saturday night pep rally held in a popular pub gets everyone together — and in the spirit for the big game the next day, and I would imagine after the big game the next night, even if the game wasn't as big for the home team as many would have liked.

Don't do what I did and say, "I'll get back over there someday."

London is an easy and affordable trip and one that will create memories that will last a lifetime. Even if the home team doesn't contribute a win to the weekend.



Dale Westling (from left), Janet Westling, Brian Kilmeade, Allison Ferebee and Judge Chris Ferebee



Judge Don Moran, Kilmeade, Judge Tyrie Boyer and Lee Smith

Brunch with Brian Kilmeade

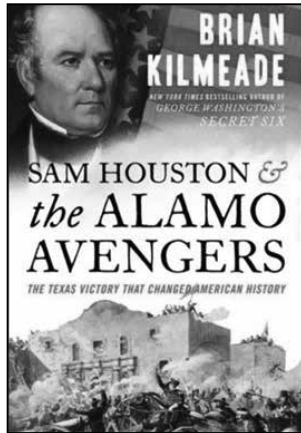
By Janet Westling

On Nov. 24, my husband Dale and I hosted a brunch and book signing with Brian Kilmeade, author of the bestselling novel, “Sam Houston and the Alamo Avengers,” at our home in Sawgrass Country Club.

Kilmeade has written six best-selling novels, and this event sold out within days of sending out invitations to friends in our community. Over 300 books were pre-sold and all who attended had the opportunity to meet Kilmeade, a leading nationally syndicated radio host, New York Times bestselling author and television show host.

Kilmeade gave a wonderful talk after the signing with details on the history, inspiration and development of the characters in his fourth historical novel. A genuine and natural speaker, he made quite a connection to his audience and took many questions after his talk.

“Sam Houston and the Alamo Avengers,” according to author Brad Thor is, “a gripping pulse-pounding tale that’ll have you turning the pages faster than you can say, ‘Remember the Alamo!’ Nobody does history like Brian Kilmeade.”



Mrs. Gold, Kilmeade, Janice Gold and Dr. Mark Gold



Kilmeade, Kendall Brown and Pat Brown

Photos provided by Janet Westling



Amy Harris, Kilmeade and Mike Harris



Kilmeade and Juan De La Cruz



Kilmeade and Mary Pappas



Candace Owens

Candace Owens to serve as keynote speaker at Women’s Help Center Gala

By Nancy Basham

Women’s Help Center will have Candace Owens as the keynote speaker for its 30th anniversary Gala Fundraiser for Life, slated for May 12. The theme of the Gala is

Liberty and Justice for ALL.

A nonprofit charitable organization registered with the state of Florida, Women’s Help Center has played an integral part in helping women and families throughout Northeast Florida since 1990.

All services are provided free of charge, with 100% of contributions supporting the organization.

Seats and event sponsorships (corporate and individual) for the Women’s Help Center Gala Fundraiser for Life are still avail-

able. The event will be held at the World Golf Village Renaissance St. Augustine Resort on May 12. Call the Women’s Help Center at (904) 398-5143 for more information on sponsorships and to purchase tickets.

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