

Sand Castles

LUXURY * LIFESTYLE * REAL ESTATE



Photo provided by Tina Webster

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JULY 29, 2021

Your Community Voice for 50 Years
PONTE VEDRA

Recorder

Welcome to Sand Castles: The Summer Issue



Janet Westling
Contributing Editor

Welcome to the Summer Issue of Sand Castles, a luxury, lifestyle and real estate seasonal section.

A few years ago, I wrote about the “Dog Days of Summer,” that begins July 3 and runs until Aug. 11. Webster defines those days as “a period marked with lethargy, inactivity or indolence.”

This year, while the temperatures indeed are rising, lethargy is not. In fact, people are traveling more than ever, and our beaches and restaurants are filled with record numbers.

In this issue we hear from Alex Wulbern, world traveler with part two of his adventures throughout Thailand.

It is great to hear about wonderful places to visit, but as we all know, there is no place like home.

With all eyes are on real estate these days, Berkshire Hathaway HomeServices CEO Kevin Waugaman presents a thorough analysis and look at the housing market from multiple angles in our Market Watch.

Here on our First Coast, seven seasoned Realtors share the stories of their listings from the waterfront to the golf course and in between.

If you are spending a lot of time outdoors this summer, especially dining al fresco, read food columnist Alice Hickox’s recipes for a summer salad with blueberries and her fresh blueberry basil margaritas. A perfect recipe for summer entertaining.

If you have your eye on the fall and cooler weather, check out Jaguars columnist Brian Sexton’s article, titled, “Lawrence to determine Meyer’s professional fate.” Sexton offers an in-depth analysis on the coming season and our new head coach Urban Meyer.

Our home is our castle, and at the beach 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
www.janetwestling.com

MARKET WATCH

The housing market from multiple angles

By Kevin Waugaman

CEO, Berkshire Hathaway HomeServices Florida Network Realty

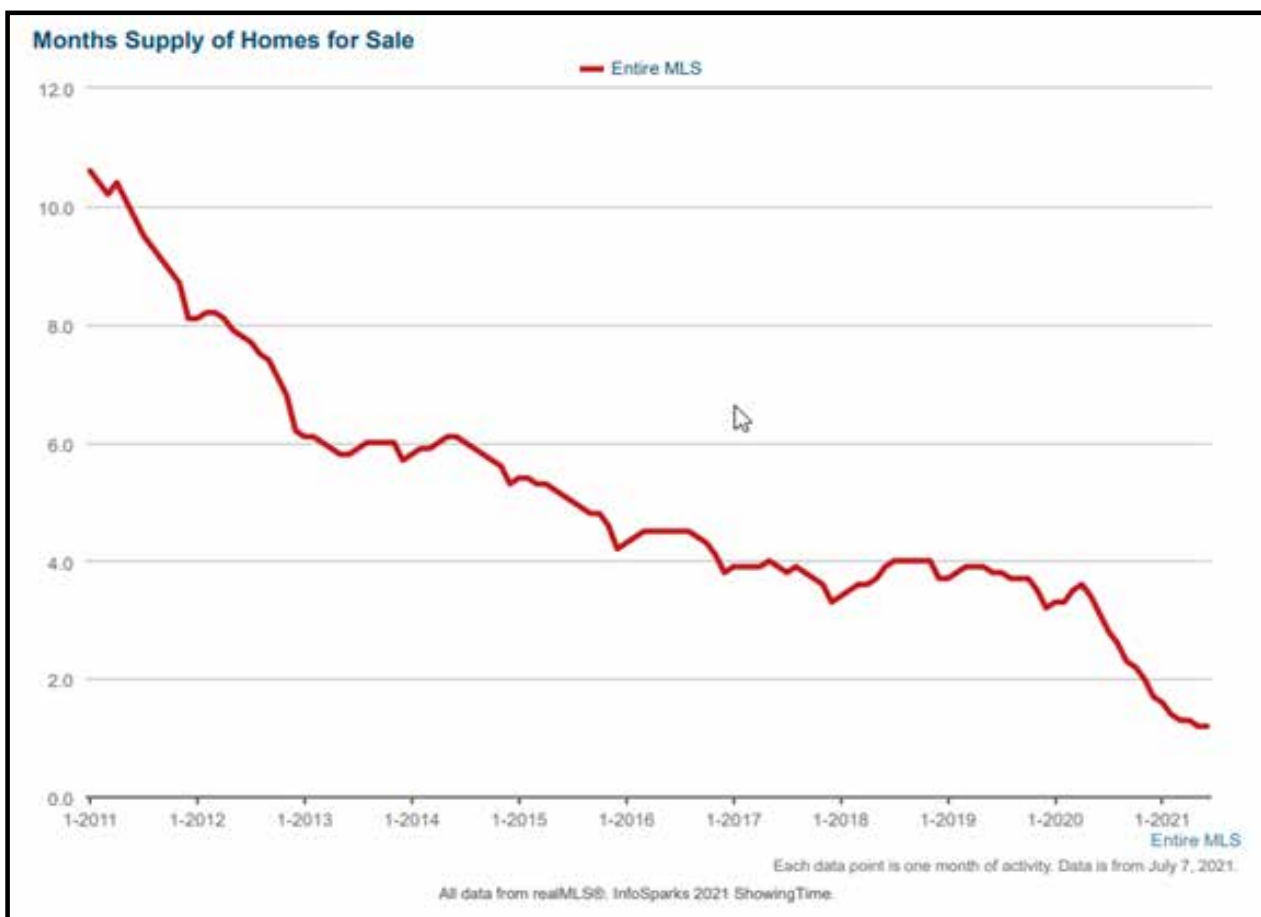
This market report is focused on our Northeast Florida region and will give a broad view of real estate from an economic vantage and a practical point as well.

We know the market continues to bend toward a seller advantage and will continue to do so until there is enough supply to satisfy demand. There is a 1.2-month supply of homes. This means that if no additional inventory comes online, current demand would absorb the homes on the market in 1.2 months. We have been tracking this indicator for decades — compare to June of 2011 when there was a 9.8-month supply and buyers had plenty of options (see figure). Economists consider a normal market to have six months supply. Anything above is a buyer’s market, anything below tilts to sellers’ favor.

A one-month supply is extremely low and simply means there is far more demand than supply relative to a normal market. This does not mean there is “no inventory.” Clearly there is supply as we are up 5% in sales in June 2021 over a strong June 2020, and up 12.4% over June 2019 if you want to factor out last year’s COVID impact. Today’s supply just doesn’t stay available on the market for very long.

There is no true crystal ball to predict when the market will normalize.

There is some indication that inventory is beginning an upward movement; however, it is too soon to tell if it is a trend or just a blip. In addition to resale inventory, we can look at leading indicators on the supply side like permits. In Northeast Florida (Jacksonville MSA), the Northeast Florida Builders Association’s Permit Data report shows that permits pulled year-to-date through



May 2021 (most recent data as I write this) were up about 51% compared to the same period in 2020 and 2019. This is good news, but the supply and labor shortages are causing a variety of issues on delivery of finished product. With demand, there may be a little lag now that people are traveling and moving about the country. And, of course, some buyers are hesitant given the run-up in pricing.

That upward pace may continue, though at a moderate pace. Keeping Current Matters reports, “In more good news for homeowners, the most recent Home Price Expectations Survey (a survey of a national panel of over 100 economists, real estate experts and investment and market strategists) forecasts home prices will continue appreciating over the next five years, adding to the record amount of equity homeowners have already gained over the past year. (Note: The graph on page 13 shows the expected year-over-year rates of home price appreciation from the report.)

In addition, interest rates remain low so purchase

demand will more than likely remain robust. There is a far greater impact on long-term cost of ownership if rates move up, so recent price trends may not be the best reason to wait on a purchase. For every 1% increase in interest rates, purchasing power decreases approximately 10% as a general rule on a 30-year, fixed-rate mortgage.

Our mortgage company, Prosperity Home Mortgage, is led by Eric Spottswood, who said, “The mortgage industry remains busy despite a slight increase in interest rates this year. National 30-year fixed averages went from 2.75% to 3.25% and have stabilized of late. This allows borrowers continued access to near-historic lows. While rates are expected to trend up, most industry insiders expect that trend to be very slight and rates to stay mostly suppressed in the coming year. Some buyers are experiencing fatigue after missing out on multiple bids and opting to put their applications on hold until inventory improves. Other buyers are taking

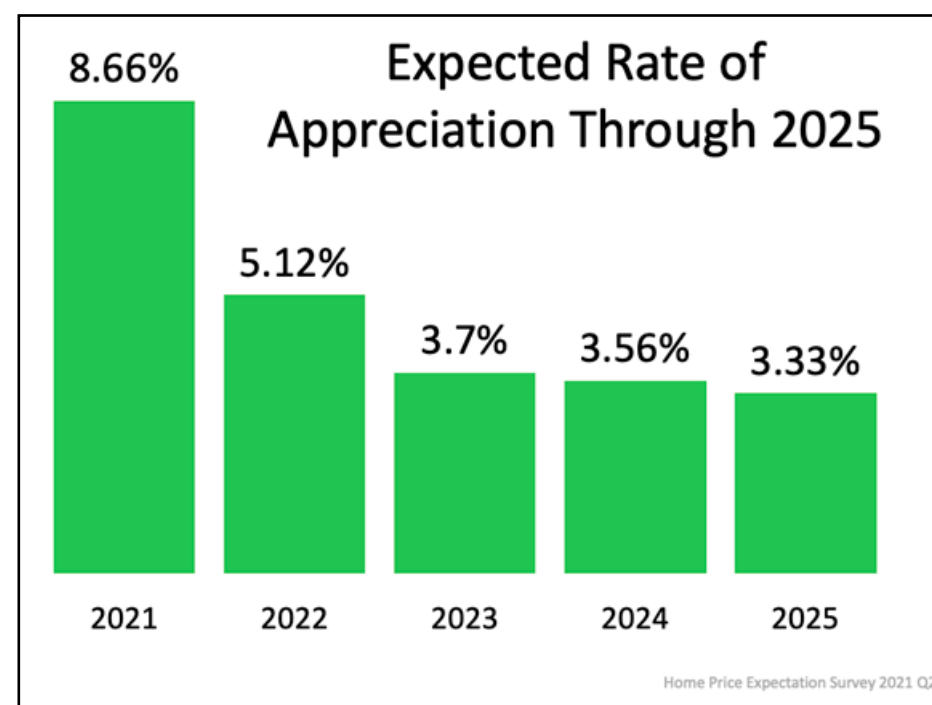
Market Watch

Continued from 12

advantage of the additional time needed to find inventory by leveraging programs like Prosperity Home Mortgage's Buyers Advantage program. This allows buyers the opportunity to send in all documents needed to complete the loan process prior to putting in a contract on a home. This shortens the time frame and requirements needed once the contract is signed and strengthens their position with sellers when bidding on homes."

Dennis Luettich, general counsel for Berkshire Hathaway Home Services FNR and general manager for Gibraltar Title Services, notes, "There has been an extraordinary growth in the volume of closings that we have seen over the past 18 months. Comparing the first six months of 2020 to the first six months of 2021, we have seen over a 25% increase in the number of files closed as the migration to Northeast Florida increased. During this same time, we have seen a 3% reduction in the rate of refinances as the interest rates have slightly increased from their lows during 2020. All indications seem to show that we will continue to close near record numbers of transactions in the coming months as the demand for housing in Florida remains hot and interest rates remain historically low."

Shelby Heinemann, who leads our property management division, Florida



Network Property Management, offered her expert perspective.

"The property management industry is mirroring the sales market," she said. "There is a lack of inventory from one-bedroom condos to large family homes. FNPM has rented homes recently with increases of \$300 to \$700 more per month. Investors buying at these higher prices are still able to generate a return based on the commensurate increase in rents. Listings are receiving multiple applications within the first 24 to 48 hours. We could literally rent

each of our properties 10 times over. We normally tell our owners that we can rent a property within 15 to 30 days. Now we laugh and say we will have an accepted application in two days."

And now, for the buyers and sellers out there, make sure you have a strong Realtor, who is focused on long-term relationships versus short-term transactions. It helps to have in-house resources like the experts cited in this article, too. Trust is the most important word in real estate, and it is so incredibly valuable in order to gain clarity and

confidence in decision-making. After consulting a Realtor, buyers may decide to be most competitive by:

- Preparing in advance to have the capacity to move quickly when the right home is found
- Getting a full conditional approval (i.e., Buyers Advantage mentioned above) vs. a prequal letter when financing the purchase
- Working with the seller on a closing date that is convenient to both parties
- Making offers more attractive with limited contingencies or reduced timelines
- Making offers more attractive with perks such as seller's coverage home warranty or lease back so the seller can find their new home

And sellers will want to:

- Review offers in entirety, focusing on price and all additional terms of the contract to minimize fall-throughs
- Consider placing competing offers in back-up position in the event the primary contract falls through
- Pay attention to pricing trends. It is an amazing time to sell real estate right now, and it is still important to have a pricing strategy in place
- Work with your Realtor to determine where you will go when your home sells, and develop a strategy to move quickly when possible

Thank you for reading and let us know if we can help make your real estate dreams come true.

COMPASS

Picture-Perfect Ponte Vedra

With careers in real estate spanning 27 years combined, Natalie Bryant and Suzanne Schinsing are experts in marketing and selling homes, with extensive knowledge about Ponte Vedra and the surrounding areas.



B&S BRYANT & SCHINSING

Let us guide you home.

Natalie Bryant and Suzanne Schinsing
 bryantschinsingteam@compass.com
 904.233.5532 | 904.314.0331



914 Ponte Vedra Boulevard, Ponte Vedra Beach \$2,850,000 · 4 Beds · 4 Baths
 Stunning home with private shared beach access, salt water pool, and chef's kitchen



1892 Beach Avenue, Atlantic Beach \$995,000 · 3 Beds · 3.5 Baths
 Recently remodeled home with peek-a-boo ocean views and multiple covered balconies

Natalie Bryant and Suzanne Schinsing are a team of real estate agents affiliated with Compass, a licensed real estate broker that abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.



Photos provided by Gwinn Volen

Old Ponte Vedra golf course property – a perfect place to call home

By Gwinn Volen

Keller Williams Luxury International

With inventory remaining incredibly low at just 1.2 months' supply in Ponte Vedra Beach (six months of supply is considered a balanced market), we don't expect this new listing to last long.

Built on a high and dry lot in the Old Ponte Vedra neighborhood, this classic Florida home at 314 Pablo Road offers a plethora of conveniences including walking distance to the clubs and the beach.

Why should you buy this home? Loca-

tion, size and finishes.

The home is perfectly perched on the 9th fairway of the renowned Ponte Vedra Inn & Club's Lagoon Course with five bedrooms, four full baths and one half bath in one of Jacksonville's most highly sought-after communities.

The light and bright first floor includes two owner's suites, plus two additional bedrooms, along with a white chef's kitchen, family room, living and dining room, plus an office. The primary owner's suite is completely separated from the other bedrooms allowing for the ultimate in privacy.

Upstairs is the fifth bedroom plus a bonus room, perfect for a game room, playroom, theater or home-school space.

314 Pablo Road is beautifully updated, with two major structural renovations in 2007 and 2010, and other stylish interior finish updates along the way.

Did we mention there's a pool? Leaps and bounds above your average pool, this home includes a 10-foot deep, heated, saltwater pool with fountains plus a large hot tub. With the eastern views to the front, you are sure to hear the ocean and feel the cool breezes while drinking your morning

coffee on the lovely front porch. The western rear exposure showcases golf course views beyond the mature shading oak trees and is the perfect spot to sit poolside and watch the sun show off its sunset glamour with a cocktail after a long day!

Lush landscape surrounds this 4,917-square-foot home with paved circular drive for ease of access and plenty of guest parking, plus a two-car garage with added space for storage.

This home is listed by Gwinn Volen of Keller Williams Luxury International in Ponte Vedra Beach.



Photos provided by CiCi Anderson

Maintenance-free living at Marina San Pablo ... your waterfront paradise where your playground awaits

By CiCi Anderson

Marsh Landing Country Club Realty

On the banks of Northern Florida's lush Intracoastal landscape is a natural wonder, waiting to be discovered.

Marina San Pablo is more than an elegant condominium and townhome community. This is the lock-and-leave lifestyle that everyone dreams of. This property features a gated entrance, exquisitely landscaped grounds and a private marina, as well as luxurious open floor plans with

designer finishes. And the views cannot be surpassed with panoramic views of the marina and Intracoastal Waterway. At every turn, Marina San Pablo is a destination, where natural wonders never cease to amaze. There's even a community fishing pier where the fish are jumping as the dolphins and manatees pass by.

The Yacht Club houses the fitness center, a beautiful gathering room, a catering kitchen with sitting area, bar and TV. Outside is the sparkling pool, hot tub, grill area, marina and walking promenade.

Fifty-foot boat slips are right in your backyard for all your water sports: boating, jet skiing, kayaking or paddle boarding. This is the easy lifestyle you have been dreaming about and searching for.

Marina San Pablo is located off San Pablo Road just south of J. Turner Butler Boulevard. It is only a short drive to the many beautiful beaches in Ponte Vedra Beach and Jacksonville Beach, close to the St. Johns Town Center and the world-renowned TPC Sawgrass Stadium Course, and next door to the prestigious Mayo Clinic.

We are offering an incredible top-floor condominium with magnificent postcard views of the Intracoastal. This four-bedroom, three-and-a-half-bath condo with office is offered for \$1,450,000 and includes a 50-foot boat slip. We also have a three-bedroom, three-and-a-half-bath condo with an office offered for \$999,000. Both condos also come with a full golf membership to Marsh Landing Country Club, which is just a few minutes drive away. These properties are represented by MLCC Realty and listed by Cici Anderson and Jenna Fisher.



JUST LISTED



PALM VALLEY MINI ESTATE
166 S. Roscoe Blvd.

2 Acres, 5 Bedroom, 3 Full Baths, 1 Half Bath, guest house, 3550 SF garage, outdoor kitchen, pool.
MLSID: 1118197 Price: \$3,000,000
Listin' With Kristan
(904) 382-5526

JUST LISTED



OLD PONTE VEDRA- GOLF COURSE VIEW
314 Pablo Road

5 Bedroom / 4 Full Bath, 1 Half Bath, 4917 SF
MLS: 1120878
Price: \$2,995,000
The Volen Group
(904) 314-5188

SOLD



HARBOUR ISLAND

24600 Harbour View Drive
5 Bedroom/ 6 Bath, 7,147 SF, 40 ft. boat slip
MLS: 1030196
Sold Price: \$2,500,000
Joni Zwick, PA
(904) 910-7607

SOLD



SAWGRASS COUNTRY CLUB
22 Walkers Ridge

4 Bedrooms / 4 Full Bath, 3 Half Bath, 3118 SF
MLS: 1112892
Sold Price: \$1,060,000
Joni Zwick, PA
(904) 910-7607

JUST LISTED



PONTE VEDRA
334 Big Island Trail

3 Bedrooms / 3 Full Baths / 1 Half Bath, 3060 SF
MLS: 1120945
Price: \$685,000
Joni Zwick, PA
(904) 910-7607

OCEANFRONT



PONTE VEDRA BEACH
2643 Ponte Vedra Blvd.

5 Bedrooms / 3 Baths, 3245 SF
MLS: 1120945
Price: \$1,795,000
Lisa Barton Team
(904) 465-9139

OCEANFRONT



PONTE VEDRA BEACH
2619 S. Ponte Vedra Blvd.

MLSID: 1118685
Price: \$1,398,000
Lisa Barton Team
(904) 465-9139

DEEP WATER ACCESS



QUEENS HARBOUR

4.24 Acres with 1.25 acres buildable land
MLSID: 1104540
Price: \$1,699,000
Lisa Barton Team
(904) 465-9139

JUST LISTED



GOLF COURSE FRONTAGE
125 Ocean Course Drive

MLSID: 1115987
Price: \$1,295,000
Valerie Shaw
(904) 612-4121

Visit Our New Luxury Office in Ponte Vedra Beach
Opened Spring 2020

2nd Qtr: Closed Units-160, Sales Volume-\$106,123,615

Year-to-date 2021 PV Office

Closed Units-260, Closed Sales Volume-\$176,253,523

190-1 A1A North
Ponte Vedra Beach, FL
(904) 247-0059

*Source: Keller Williams Multi-Trend Report & MLS



Sarah Huckabee Sanders speaks to guests at a July 19 cocktail reception hosted by John and Patsy Shields at their home in Aspen, Colorado.



Sarah Huckabee Sanders (center) with Julie Wells, Janet Westling, John Shields and Patsy Shields.



Bryan Sanders and John Shields

An evening in Aspen with Sarah Huckabee Sanders

By Janet Westling

On July 19, John and Patsy Shields from Ponte Veda Beach hosted a cocktail reception with Sarah Huckabee Sanders, press secretary to former President Donald Trump from 2017 to 2019, author of "Speaking for Myself" and candidate for governor of Arkansas, at their summer home in Aspen, Colorado.

Huckabee Sanders has been an ardent supporter of Trump and his MAGA agenda, and this event was filled within days. More than 50 friends attended and had the opportunity to meet Huckabee Sanders and pose for photos.

The summertime temperatures made the perfect garden setting for an open-air venue for an outdoor reception on the terrace under the trees, with the Colorado mountains as a stunning backdrop.

Huckabee Sanders is a genuine and natural speaker and made quite a connection to all who attended. She was the third woman and first mother to hold the position of White House press secretary. Huckabee Sanders lives in Little Rock, Arkansas, with her husband Bryan, their three children, Scarlett, Huck and George, and their golden retriever, Traveler.



Former Mississippi Gov. Phil Bryant and Huckabee Sanders



Victoria Ramsey, Jason Ramsey, former Mississippi Gov. Phil Bryant, Rebeccah Woodard and Art Fischer.



Bryan Sanders, Patsy Shields and Art Fisher

Photos provided by Janet Westling



**BERKSHIRE
HATHAWAY**
HomeServices
Florida Network Realty



**WORLD GOLF VILLAGE
EQUESTRIAN PROPERTY**

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**Call Nancy Massengill
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OCEANWALK - ATLANTIC BEACH

Experience luxurious living in Oceanwalk, Atlantic Beach's premium beachside community. Walk or bike to the beach. Uniquely flexible 3BR/4BA, 2348 sq. ft. floor plan spans this three story layout designed by Steven Harris Architect, NYC. Open living and dining rooms framed with 6 pair of lovely French doors, opening to both front porch and rear terrace. Offered for \$995,000.



**Call Rosemary Kristoff
(904) 333-4841
or Lew Walters
(904) 806-3047**



SEAWINDS CONDO

The perfect beach getaway is now waiting for you! Whether your primary place to call home or vacation getaway, this location can't be beat! In the heart of Jacksonville Beach, this oceanfront condo has a beautiful community pool, 2 private parking spots, and private balcony stretching from the main living area across to the master! Offered for \$600,000.



**Call Julia Fattahi
(904) 728-8992**



HIDDEN GEM IN ATLANTIC BEACH

Welcome to 75 Coral Street, Atlantic Beach. A highly desirable location where you and your family can walk to the beach without crossing any busy roads! This 3-story, 5 bedroom, 4.5 bathroom family home with elevator is rock solid and built with quality in mind. Offered at \$1,780,000.



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



252 QUEBEC LN., JACKSONVILLE

Wow! Great price in awesome location! Ideal starter home in quiet, well-kept neighborhood. Close to shopping and the beach. 3BR/2BA on cul-de-sac, fireplace, big fenced back yard, screened-in porch and 2 car garage. Won't last! Offered for \$279,500.



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



ATLANTIC BEACH OCEANFRONT

Wraparound porch welcomes you to the main house with 4,425 sq. ft. The stained glass front door opens to a marbled floored foyer. 1920's era oceanfront charm includes original hardwood floors, bead board walls & ceilings, natural wood finish woodwork & trim throughout. Lots of upgrades and improvements. Three level guest home included. Sold for \$4,400,000



**Call Lew Walters
(904) 806-3047
or Rosemary Kristoff
(904) 333-4841**



JUST BLOCKS FROM JACKSONVILLE BEACH

Beach living at its finest in this 3 year young townhome just five blocks from Jax Beach! Live the low maintenance lifestyle without all the extravagant condo fees! Enjoy this beautiful beach style floor plan with all the right finishes. Be walking distance to the beach, shops, restaurants, banks, museum, schools, and all the upcoming growth the Jax Beach has to offer! Sold for \$585,000.



**Call Jennifer Vincelet
(904)864-6428**



PONTE VEDRA BEACH OCEANFRONT

Enter this gated estate and be blown away by the magnificent house, sweeping green lawn, sparkling pool and expansive ocean view. This amazing lot has everything a buyer could wish for located on the ocean in prestigious Ponte Vedra Beach. Lightly lived in, the house shows like a model and takes advantage of the ocean views from every room on the 1st and 2nd floors. Offered for \$9,750,000.



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



SEASCAPE CONDO

This wonderful 5th floor condo with sweeping oceanfront views with balcony access from every room is awaiting you! With both family and adult-only pools, you can choose how to spend your days once the beach sand and ocean waves have worn you out! Reserved parking spot and guest parking available. Come enjoy the perks of quiet south Jax Beach. Offered for \$675,000



**Call Julia Fattahi
(904) 728-8992**



OCEANFRONT VACANT LOT

Build your dream home on Ponte Vedra Blvd! Gorgeous ocean views to the east and the tranquil Guana State Park to the west. Located between Ponte Vedra Beach and Historic St. Augustine. Previous building has been removed, impact fees will be reduced. 75' Frontage. Offered for \$336,000.



**Call Allison Ferebee
(904) 237-2148**



EUROPEAN-INSPIRED VILLA IN PVB

Step inside 105 Palm Forest Place & experience a beautiful home with over 5,787 SF & 4BRs and 5BAs across two floors with separate wings & two staircases. This stunning home exudes a traditional European style, from its stone balcony & stucco exterior to its relaxed elegant interiors & exquisite upgrades. Sold for \$2,170,550.



**Call Janet Westling
(904) 813-1913**





Photos provided by
Katie Hughes Johnson

Penthouse condo offers incredible location with downtown views

By **Katie Hughes Johnson**

McAfee Hughes Group & RE/MAX Specialists PV

This luxury penthouse condo at San Marco Place affords unparalleled views of the St. Johns River, downtown Jacksonville and TIAA Bank Field. A complete remodel was recently finished in 2020 with upscale designer selections throughout.

With 3,940 square feet, three bedrooms, three-and-a-half bathrooms, plus a large bonus or entertainment room, this open-concept home boasts two-story ceilings

and stunning waterfront views from almost every angle. The main level consists of all living spaces, kitchen, a second master bedroom with large en-suite bathroom that is ADA capable, plus a powder bathroom. The second floor has the larger of the two master bedrooms, an exquisite master bathroom with soaker-free standing tub, oversized shower and two water closets (aka ... the marriage keeper). There is an air-conditioned closet off the remarkable master closet. There is an additional guest bedroom and bathroom on the second

level, plus laundry room. Wrap-around terraces with river and city views are on the first two levels of the home allowing for the perfect entertainment spaces and ultimate relaxation. On the top floor, there is a bonus or entertainment space currently used as an office. A covered crow's peak is the perfect spot to unwind to breathtaking and peaceful views. Additional storage is on the third floor.

The kitchen features high-end interior finishes, wide-plank wood flooring, contemporary cabinetry, Miele appliances,

including the Miele coffee system, steam oven and convection oven, plus a Blue-star gas range. The white quartz countertops complement the sleek design of the smooth cabinets and elegant lighting offering an elegant ambiance.

Enjoy an incredible location, views, floor plan and finishes, while overlooking the heart of the city!

The property is presented by Katie Hughes Johnson, listed by McAfee Hughes Group & RE/MAX Specialists PV and offered at \$1,890,000.



Photos provided by
Tina Webster

Ponte Vedra Boulevard home features beach views, exquisite design

By **Tina Webster**

Berkshire Hathaway HomeServices Florida Network Realty

As you drive South on Ponte Vedra Boulevard past the prestigious Ponte Vedra Inn & Club and newly renovated world-class Sawgrass Country Club, you will fall in love with the canopy of gnarled oak trees and large oceanfront lots. Enter the gates to 901 Ponte Vedra Blvd., and the privacy really sets in with the lush landscaping that surrounds this estate. As you drive up the lovely circular driveway, the views of the Atlantic Ocean appear on the 200-foot-wide oceanfront lot. A country club-style pool overlooking the Atlantic is waiting for you to take

a dip on your way to enjoy the gorgeous sandy beaches that Ponte Vedra has to offer. This part of the beach is so pristine and quiet you sometimes feel like you are on your own private island. Bring your water toys as kayaking, paddle boarding and kite surfing are all part of the scenery at 901 Ponte Vedra Blvd. These beaches are also perfect for biking and running, and shark-tooth hunters find teeth in abundance on this private stretch of the beach.

From the moment you walk through the front door you enter a fabulous foyer with stunning ocean views. As a matter of fact, every downstairs room in this home stares out at the Atlantic Ocean. This design-

er-owned home has been beautifully renovated leaving you time to just move in and enjoy yourself without the hassle of construction. Enjoy your morning cup of coffee watching the sun rise over the ocean from the gourmet kitchen. If you enjoy entertaining, this home was made for the finest parties with its stunning living room and many decks overlooking the ocean and the pool. Six bedrooms with en suite baths complete this designer's dream home.

If you ever want to leave this magnificent estate, Ponte Vedra Beach has everything you dream of in a fantastic beach life setting. PVB is the home of THE PLAYERS Championship and many other

well-known golf courses are just minutes away, making this location a golfer's dream. Don't forget your rackets as there are also world-class tennis facilities in the area. Ponte Vedra Beach has many great dining spots and shops. For all of you boaters out there, the Intercoastal Waterway is just a few miles away and the St. Johns River is close by in Jacksonville.

If you are looking for the ideal coastal lifestyle in this fantastic private, oceanfront estate, give us a call today for your private showing.

This property is listed by Tina Webster and Elizabeth Hudgins with Berkshire Hathaway Home Services FNR and offered at \$9,750,000.

COMING AUGUST 19!



The Ponte Vedra Recorder has conducted the third annual **BEST OF THE BEST of Ponte Vedra, 32082 and 32081** and the results will be published in August 19th issue.

(Until then, we're keeping the results under wraps!)

Readers have been voting for their favorite businesses, professional services, organizations and more in various categories online and the winners will soon be notified.

Find out how you can thank those who voted for your business, organization, etc. in our special section on August 19th!

**For more information, call (904) 686-3938
or email susan@opcfla.com**



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280 Ponte Vedra Boulevard, Ponte Vedra Beach, Florida 32082



Offered for \$1,650,000
377 N. Roscoe Blvd.
3 Bed | 3 Bath | 1,457+/- Sq. Ft.
Intracoastal Waterfront
MLS 1116833
Suzie Connolly 904-234-8812
Rory Connolly 904-762-8735



Offered for \$499,000
16 Guana Dr.
.39+/- acres
Steps Away from Guana Lake
MLS 1095604
Michael Curet 904-710-8121



Offered for \$649,900
515 Fourteenth St.
3 Bed | 2.5 Bath | 2,344+/- Sq. Ft.
Vilano Beach
MLS 1121251
Susan Fort 904-514-7150
Tyler Ackland 904-510-6918



Ponte Vedra Club Realty



Photos provided by Jennifer Sexton

Take time to explore historic Riverside and Avondale

By Jennifer Sexton

Berkshire Hathaway HomeServices Florida Network Realty

With 22 miles of beaches along the coast in Jacksonville, it's difficult for many of us to break away from the sand to "cross the ditch" unless absolutely necessary.

Less than 30 minutes to the west of Ponte Vedra Beach lies the charming tree-lined streets of historic Riverside and Avondale. Listed in the National Registry of Historic Places, Riverside is one of Jacksonville's oldest and trendiest com-

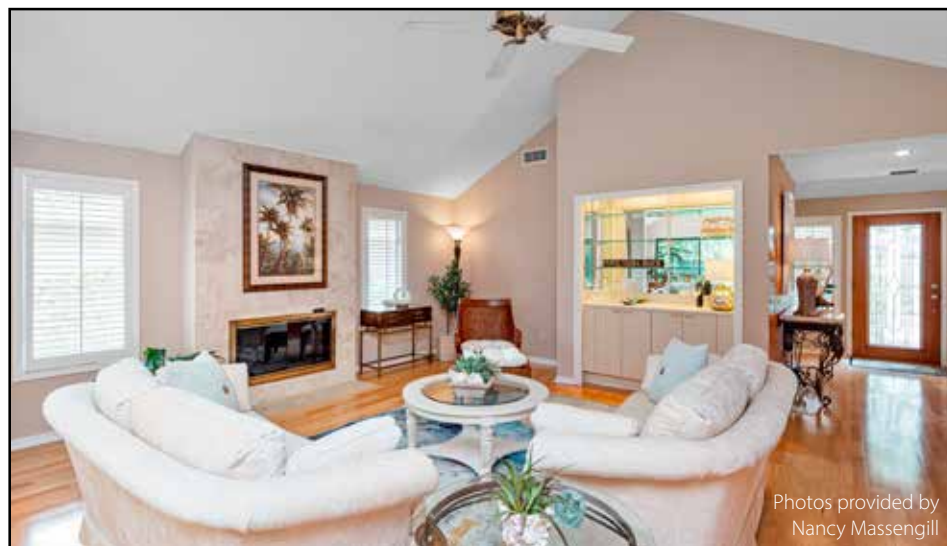
munities. Voted as one of the country's top 10 Great Neighborhoods, Riverside and Avondale have an extraordinary mix of history, culture, charm and modern design. Take a drive to see the many historic homes with some dating back to the 1800s. The impressive architecture ranges from farmhouse to Mediterranean revival. Other properties, such as 3805 Park St. in Avondale, a three-bedroom, two-and-a-half bathroom with 1,976 square feet, have been newly constructed to precisely preserve the vintage charm of the area.

This home is in the heart of Avondale and sits on a corner lot with a detached garage.

Multi-million-dollar riverfront homes and high-end condo buildings are common, but there's nothing pretentious about this area. Instead the vibe is that of community, urban living and supporting local business. The world-class Cummer Museum of Art and Gardens is located in the Riverside neighborhood as is the eclectic Riverside Arts Market (RAM). Avondale offers beautiful parks such as

the 28-acre Boone Park and many chic eateries to choose from. And let's not forget the artsy Five Points district. Hop from funky boutiques to breweries to parks within minutes. The possibilities are endless, so grab a friend or your family and discover the Riverside and Avondale neighborhoods this weekend!

The property at 3805 Park St., in Jacksonville is listed by Jennifer Sexton, and represented by Berkshire Hathaway HomeServices Florida Network Realty and offered at \$499,000.



Photos provided by Nancy Massengill

A rare opportunity in exclusive Sawgrass Country Club

By Nancy Massengill

Berkshire Hathaway HomeServices Florida Network Realty

With residential real estate values at an all-time high in Ponte Vedra Beach, here comes a rare opportunity to own a single-family detached home in coveted Sawgrass Country Club.

This highly sought-after Spy Glass neighborhood is a single cul-de-sac street with only 16 homes, all of which have either water or golf course views. You will never want to leave this picturesque setting.

The distinguished 5-Star Platinum Club of America designation has been awarded to Sawgrass Country Club. The clubhouse has been recently renovated and is "just amazing," and is the perfect complement

to the beautiful Beach Club overlooking pristine natural beaches. Enjoy awesome sunrises at the Beach Club and toast stunning sunsets from this dune-top facility.

15 Spy Glass Lane is a beautiful single-family, three bedroom, two-and-a-half-bath property. It is located on a very private wooded home site of approximately 1/3 acre, which backs onto one of the many lakes in the community. It even has a dock for evening sky gazing. Enter the courtyard gate into the beautiful butterfly garden, which features a paver walkway, the serene sounds of the fountain and, oh yes, monarch butterflies.

The home itself features over 2,600 square feet of open floorplan with hardwood flooring in the main living areas.

Volume ceilings give the home an even more spacious feel. The gourmet kitchen includes new stainless-steel appliances, granite countertops and is loaded with contemporary cabinetry surrounding an island and the breakfast room, which has plenty of room for your favorite table and chairs. Also included in the kitchen are a large pantry and wine closet with beverage cooler.

Flooded with natural light, the large family room with vaulted ceilings is the heart of this home. The focal point of this room is the gas fireplace featuring a floor-to-ceiling stone surround and a large mirrored dry bar for entertaining family and friends. From the family room you enter the bright open Florida room. The entire back of

the house is flanked with floor-to-ceiling sliding glass doors with expansive views of the beautifully landscaped backyard and free-form paver patio.

Spy Glass Lane is located in the exceptional St. Johns County School District, which boasts some of the highest rated schools in Florida. We are blessed to have world-class medical facilities just minutes away. Numerous shopping and dining opportunities await your visit.

If its watersports you desire ... you are home! Located between the Atlantic Intracoastal Waterway for boating or the expansive beaches of the Atlantic Ocean for sunning, surfing and paddle boarding, it is all here!

Welcome home to Ponte Vedra Beach.

SPORTS SPOTLIGHT

Lawrence to determine Meyer's professional fate



Brian Sexton
Guest Columnist

We're just weeks away now from our first glance at an entirely different football team. Seven months of speculation and guessing will finally give way to actual evidence of new head coach Urban Meyer's grand

scheme to build a better football team. Regardless of opinion on Meyer's lack of professional experience or Tim Tebow's ability to transition to tight end there is only one story that Jaguars fans need focus on, and that's Trevor Lawrence.

Lost in all the hoopla around one of college football's best coaches and Jacksonville's favorite sons is the understanding that it's the quarterback that makes the coach and not the other way around. Don't forget that Bill Belichick was 13-19 as the Patriots' head coach going into the final weeks of the 2001 season when Drew Bledsoe went down

with an injury and Tom Brady strode off the bench in relief. Twenty years and six Super Bowl championships later, Belichick is among the greatest coaches of all time, and he is a great coach. But what if Brady was in New York or Chicago instead of the famously forgotten sixth round, compensatory pick from the 2000 NFL Draft watching from the sidelines in New England?

Lawrence has the look of a quarterback who could send his coach to the Hall of Fame also. Watching him figure things out on the practice field during OTAs in May and June was to see a young man, who is not only a great player and student of the game, but a guy who obviously loves what he does. You don't need to read anything else about a player you've probably watched since his now-famous NCAA Championship game against Alabama; the kid is a great football player.

I don't have any doubt, and I've never said that about a football player in nearly three decades covering the NFL, that

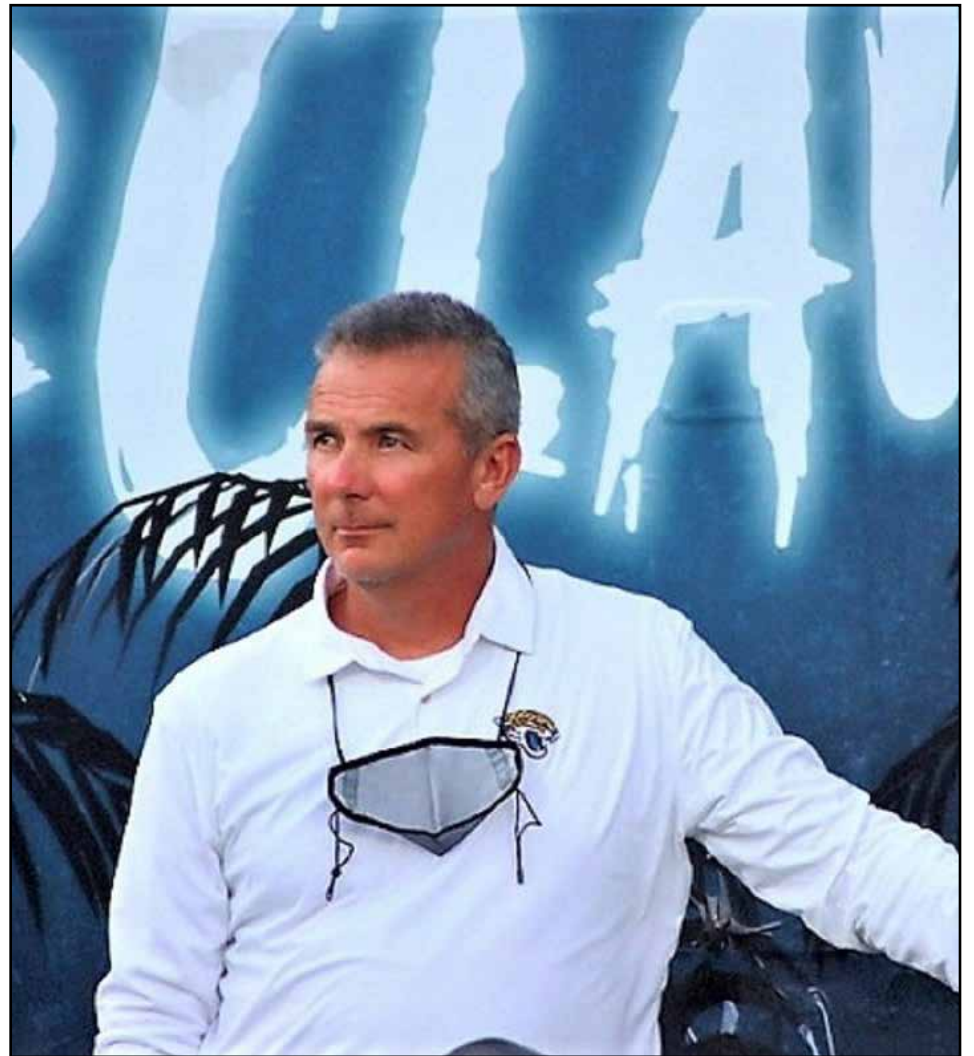


Photo by Nancy Beecher

ABOVE: Jaguars coach Urban Meyer waits to address the draft party crowd on April 29 at TIAA Bank Field. The Jaguars had the No. 1 pick in the draft and selected quarterback Trevor Lawrence, who could be a defining factor in Meyer's success at his first NFL coaching gig.

JAGUARS continues on **Page 25**

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Photos provided by
Pam Watt



Don't miss this Mediterranean-style gem at Villini at Glen Kernan

By Pam Watt

The Watt Team with RE/MAX Connects

Nestled off Hodges Boulevard, close to the beach, highways and Mayo Clinic, is a small, gated, boutique community called Villini at Glen Kernan. It has property amenities to include a recreational facility swimming pool, spa and covered grilling area. You can also enjoy a social membership to Glen Kernan Country Club.

This stunning 3,586-square-foot home is on the market and includes four bedrooms, three-and-a-half baths, plus an office and elegant features throughout. From the curbside, you see the coastal Mediterranean

home with a tile roof and three-car oversized garage with gorgeous "old world" stained-wood doors. But when you walk through the paver courtyard entrance, you discover so much more!

First, the private detached casita shows off a bedroom/flex area and full bathroom — great for guests, teenagers and/or privacy. Walking into the main home, you immediately see hardwood floors, beautifully exposed wood beams, two separate gas fireplaces and a gorgeous wine closet with antique mirror tile, wine refrigerator and iron gate. Walk around the foyer to the large open living spaces in the kitchen and breakfast room overlooking the family

room, office with French doors and shelving and beautiful formal living and dining areas, all with stylish light fixtures. You will find a chef's dream gourmet kitchen with white upgraded cabinetry, lovely Carrara marble-top counters, high-end Thermador gas-range top and double oven, GE Professional Monogram refrigerator and a built-in Miele coffee station with warming drawer. Wind up the wood floor stairway to a cozy sitting area and large master suite, featuring an upstairs terrace, very large closet and bathroom with upgrades to include Carrara marble, frameless shower and Kohler top-quality fixtures including falling water faucets. Two additional bedrooms, a full bath

and laundry room complete the upstairs. Take a walk out of the French doors from the family room to a large paver patio overlooking the peaceful lake, with plenty of green space to create more outdoor living.

The owners have exquisitely furnished this home, which makes it even more enjoyable to walk through this beauty. Their taste in furniture and home accessories feels like you are thumbing through a high-end magazine. As most wonderful homes today, the owners enjoyed multiple offers and are under contract to close this month.

This home is represented by The Watt Team with RE/MAX Connects and offered at \$795,000.

Designing a pool and garden for your Florida home that is simply stunning

By Janet Westling

(Originally ran May 25, 2017)

I have wanted a swimming pool in my backyard since we built our house over 25 years ago, and as much as I wanted a pool my husband did not.

He grew up with a pool in Florida in the 1960s and associated a swimming pool with a lot of work. He was right! But the pros outweigh the cons. A pool with the right scale and landscape design will enhance a home, provide a place to exercise and be the backdrop that is perfect for entertaining ... Ponte Vedra style!"

So where do you begin?

You might start with looking through design magazines and putting a portfolio together of designs that you like. That is what I have done. In fact, I have an article that I have kept since it was published in Traditional Home magazine in 2006. The pool and garden were designed for a home in Birmingham, Alabama, and the landscape architect Norman Kent Johnson created a stunning space that I simply love!

I have met with pool designers and consulted with landscape designers, but my home and property is unusual. Situated on a corner lot, my home sits diagonally on the property. I had hesitated to go forward with this project. I decided to call the ar-



Photo provided by Janet Westling

chitect whose designs I have admired for years. What follows is my conversation with noted landscape architect Norman Kent Johnson.

Here are a few of the tips he shared for

planning the perfect back yard oasis:

Clear your mind of preconceptions. "Spend five-to-10 hours of not looking at magazines," Johnson suggested. (I shared with him that I had invested years in do-

ing the exact opposite — perhaps explaining why I have taken so long to start my project!)

Look at your garden as an enhancement to your home and property. "You don't need a pool nearly as large as you think you do," he said. "It should be part of the garden — not a Buick parked in the back yard!"

Approach the design as if you were planning a rose garden. Get past the idea of a grandiose swimming pool, Johnson suggested, and plan it as part of the overall garden design.

I began to understand what he was saying. The line I recall from the article I saved was "planning for a purpose."

I accomplished more in this short conversation than in all the articles I have read and saved, and all the consultations I have had with numerous pool companies. Johnson and I made plans to meet in early June to begin my pool and landscape design that is long overdue.

Norman Kent Johnson holds a bachelor of landscape architecture from Louisiana State University, where he is listed as a Distinguished Alumnus of the College of Design. He has served as garden design editor of Southern Living, associate editor of Landscape Architecture and founding editor of Garden Design magazines. He has worked as a residential garden designer since 1984.

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Submitted by AmeriPro

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Jaguars

Continued from 23

he's going to be a superstar signal caller. What I'm anxious to learn about Lawrence is if he is a competitor on the level of Brady, Peyton Manning and Drew Brees. Those three epitomized what it meant to be at the top of the game since the early 2000s. They each saw the other two prepare on and off the field and found a way to take the film room or a nutritional plan to an entirely different level. They were great leaders in the huddle but could be cruel competitors amongst their own teammates with guys who made silly mistakes or weren't available for extra work after practice or in the offseason. Those three — with a combined 10 Super Bowl rings — re-wrote the record books and captivated the football world for more than 20 years.

If Lawrence, who seems to be as good a person as he is a player, can sharpen that edge against guys like Patrick Mahomes, Lamar Jackson and Justin Herbert, and prepare to push his teammates hard — really, really hard — then Meyer is going to be a wildly successful head coach. And, from my viewpoint, he had to know what was possible with the pride of Cartersville, Georgia, and Clemson, South Carolina, before Meyer left a great job in television and his championship legacy in college football for a franchise in distress in North Florida. Lawrence will decide how good a professional coach Meyer will be and not the other way around. That's how it works in the NFL.

Brian Sexton is the senior correspondent for the Jacksonville Jaguars and has served more than 20 years as the voice of Jacksonville's NFL franchise.

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TRAVEL SPOTLIGHT

A view of Phuket, Thailand, during pandemic

By Alex Wulbern

Traveling during a pandemic offers a totally unique perspective on places commonly visited. I have been living in Phuket, Thailand for the last three months and I have had the opportunity to experience a completely different Phuket than most have ever seen.

We live like kings among the struggling locals. Many of the hotels are closed and the remaining open hotels are heavily discounted. Many attractions have also cut their prices to encourage the remaining tourists to visit.

When out with friends, they talk about Phuket before the pandemic and their stories and experiences are totally different from the current Phuket. Many of the veteran tourists describe Phuket as a 24-hour party with bars and restaurants busy around the clock.

Pre-pandemic, Phuket was a bustling tourist hub with almost 10 million annual visitors. The streets overflowed with tourists and expats and all kinds of vendors capitalizing on the opportunities.

Now the Island is mostly closed or restricted. In particular, the night life is very restricted. The rules always change at the last minute making it difficult to keep up. It feels like every day we wake up to new rules.

For now, the nightlife is mostly shut down with the occasional bar getting away with opening for a night and always closing earlier than before the pandemic.

The beaches are wide open and free of the typical crowds. Which is a benefit as it is easy to find a spot on a beach and there are plenty of beaches to choose from. Normally these beaches are packed with sunbathing tourists.

There are also very few people visiting the typical tourist spots like



Photos by Alex Wulbern

The beautiful beaches in Phuket, Thailand, were largely empty during the COVID-19 pandemic.



Like in many other places, businesses in Phuket that rely on the tourism industry, like restaurants and bars, took a big hit during the pandemic.

TRAVEL continues on Page 27

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ABOVE: Popular tourist attractions in Phuket like the big Buddha statue, had few visitors during the pandemic.

RIGHT: Exploring the beaches in Phuket, Thailand, was a unique experience as they were largely empty during the COVID-19 pandemic.

Photos by Alex Wulbern



Travel

Continued from 26

temples, so there are fewer people to get in the way of your pictures.

Another benefit is the pricing of everything has dropped, so it is easier than ever to find an affordable hotel and a scooter. It is also easy to find restaurants that are having discounts on food and alcohol.

Usually, the streets here overflow with cars, motorbikes, rickshaws and all manner of transport making the roads very crowded. Now there are few cars on the roads and there's little traffic and getting a parking spot is easy.

When I first arrived in Phuket, bars and clubs were closed and alcohol serving was restricted. There was no curfew and of course masks were required everywhere including while driving a motorbike.

After a few weeks, a nightly curfew was in effect, and everyone had to be in their home by 10 p.m. and restaurants closed at 9 p.m. Since then, the hours have moved around and now there are restaurants that are open until 11 p.m. and are now allowed to serve beer again.

While all these strict rules were in effect and seriously enforced, that did not mean that everyone obeyed. Many restaurants would still sell you a beer if you asked, but they would bring it in a

TRAVEL continues on Page 29



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RECIPE SPOTLIGHT ▶ Singing the blues



Alice Hickox
Lettuce Do Dinner

Does anyone else remember the song, “I found my thrill on Blueberry Hill?” When I was little, my dad used to play this song a lot, and I always loved it. Multiple artists sang it, but he particularly loved Elvis’ version.

It was, and still is, a timeless, fun and happy song. The other day it hit my brain on the “repeat” cycle as I thought about some of my favorite summer recipes with none other than blueberries!

I am a huge fan of all berries, and all berries are great superfoods for everyone to eat, but blueberries are particularly beneficial. Not only are they one of the foods with the highest amounts of antioxidants, but also one of the most popular superfoods to consume. Blueberries have tons of nutrients. With so many antioxidants, they are often in the top-10 superfoods lists. They are a powerhouse in helping with anti-aging, improving your skin and hair, lowering blood pressure and cholesterol and improving mental health. These baby blues literally fight the blues! Who knew? A lot of us could use about a gallon of

them right about now. Last but not least, blueberries can proudly boast about their cancer-prevention properties. They practically seek out and destroy cancer cells with their high antioxidants.

I’ll stop with the nutrition class and talk about the next excellent thing about blueberries — they are super easy to add to your diet. Try to add some blueberries to your oatmeal or cereal in the morning, have a handful of them with your lunch or add them to your morning yogurt or smoothies. And why not? They are at their peak season and almost every supermarket features them as soon as you walk in. I’m pretty sure they even wave at me ... they know how much I love them!

We are all familiar with the classic blueberry recipes ... muffins, cobblers and the like. But I’m going to share some more fun and up-to-date, if you will, healthy ways to get these beautiful blues in.

My first recipe is a blueberry spinach salad with my favorite balsamic vinaigrette. This salad is loaded with flavor, color and nutrition and can be served as a main entree or as a side for any main dish. We have this at least once a week in the summer, often topped with grilled chicken or shrimp or as a side to my lightened-up turkey meatloaf. You

can add or swap out strawberries (I love to add them) or a can of drained mandarin oranges, which is perfect in winter when fresh berries may not be available. You can truly make it your own.

I’m also bringing back my blueberry margarita from last summer — it was a hit! As I said, everything is a little bit healthier with blueberries, right? So grab a big salad bowl, a mason jar and put on a little Fats Domino or Elvis, and let’s get our “thrill on Blueberry Hill!”

BLUEBERRY SPINACH SALAD WITH BALSAMIC VINAIGRETTE

(Serves 4)

- 4 cups loosely packed baby spinach (preferably organic), washed
- 1 cup fresh blueberries
- 1 cup fresh sliced strawberries
- ¼ cup thinly sliced red onion
- ½ cup roasted pecans, walnuts or slivered almonds — go with your fave
- 1 small block of feta cheese, crumbled by hand

Balsamic Vinaigrette

- ¼ cup good quality balsamic vinegar
- ½ teaspoon both salt and fresh cracked pepper
- 1 large garlic clove, crushed and mashed into a paste with back of spoon
- 1 tablespoon honey
- ½ cup good quality olive oil



DIRECTIONS:

In your favorite salad bowl, add baby spinach. Sprinkle red onion, blueberries and strawberries all around on top. Finish with crumbled feta cheese and pecans.

For dressing: In a small bowl, or in a mason jar, add balsamic dressing first, then salt, pepper and fresh garlic. Shake or whisk to infuse salt and garlic into the balsamic. Add honey and whisk/shake, then finally add olive oil and give it another good shake. Just before serving, drizzle about half of the dressing over salad and toss, toss, then taste. Add the rest if you like. A little of this dressing goes a long way.

RECIPES continues on Page 29

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Recipes

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FRESH BLUEBERRY-BASIL MARGARITAS

(Serves 2)

- 4 ounces 100% agave silver or Resposado tequila
- 3 ounces fresh orange juice
- 1 ounce (2 tablespoons) fresh-squeezed lime juice
- 1 teaspoon agave nectar or simple syrup, more to taste
- 4-5 fresh torn basil (or mint) leaves
- ½ cup frozen or fresh blueberries



DIRECTIONS:

Rub the rim of two margarita glasses with a lime wedge. Dip rims of glasses in a small pile of kosher or sea salt. Add ice cubes to glasses. In a cocktail shaker, muddle the blueberries, lime juice and a few torn mint or basil leaves (if using) until blueberries are crushed and infused with lime juice. Add the orange juice, tequila, simple syrup or agave nectar and a handful of ice cubes. Shake vigorously for 15-20 seconds, then strain into glasses. Garnish with a lime or orange wedge.

Travel

Continued from 27

weird cup that did not look like a beer. It is not because all these businesses are rebels; they need the money.

The people have become incredibly stressed about the situation as they fear losing business and livelihoods.

There are other business owners who have kept their shops closed this whole



Photo by Alex Wulbern

Popular tourist attractions in Phuket, Thailand, had few visitors during the pandemic.

time and are now working on renovations as they aim to capitalize on the expected influx of tourists as the island begins opening.

Now, more than a year since the first lockdowns, Phuket has begun a soft opening called the “Sandbox,” which is open for vaccinated tourists. As we approach opening, I have seen the prices of some hotels already going up.

When I first got here in April, the restaurants were empty, and I would often

be the only one in the room. Since then, I have seen the tourist and expat population beginning to return very slowly. I am noticing more traffic and busier restaurants and cafes.

It is sad to see the crumbling tourist industry in the state that it is in, however I am excited to come back and see Phuket fully reopen and have the opportunity to see it both closed and open. We are living in a moment of history, and I am excited for the experience.

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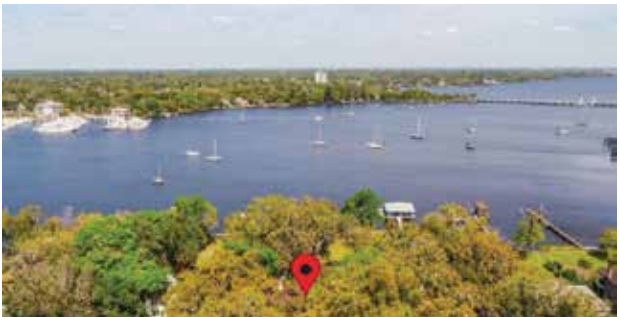
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