

Sand Castles

LUXURY * LIFESTYLE * REAL ESTATE



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January 27, 2022

Celebrating 50 years of the
PONTE VEDRA 

Recorder

Welcome to Sand Castles

By Janet Westling



Janet Westling
Contributing Editor

Welcome to Sand Castles and to 2022. As we leave behind 2021 and focus on the New Year, we can be grateful for many things.

I think we can all agree that we are grateful for where we live. I used to have a saying that Ponte Vedra Beach is Florida's best kept secret, but not anymore.

With our favorable tax rates, beautiful beaches and warm climate, it is easy to understand the migration to our coast. And our St. Johns County schools are consistently ranked in the top tier of school districts statewide.

According to the Jacksonville Business Journal, Jacksonville, Florida is among the nation's fastest growing cities, adding more than 60,000 residents in the past five years. Forbes magazine also ranked

Jacksonville as one of the top U.S. cities for job growth because of the business friendly and pro-development policies. That is good news for buyers, sellers and investors in the real estate market.

In this issue of Sand Castles, you'll learn how Hollywood producer Frank Sutura transformed a beautiful traditional Marsh Landing home into a stunning coastal contemporary in this Before and After Issue. Several of the top Realtors in our community also share stories of their great listings.

Brian Kilmeade, co-host of FOX News Channel's Fox and Friends, held two sold-out book events in Ponte Vedra Beach in December for his best-selling novel, "The President and the Freedom Fighter."

Holly Hayes, broker with Berkshire Hathaway HomeServices in Ponte Vedra

Beach, weighs in on the state of the market in her Market Watch, while food columnist Alice Hickox shares a recipe for sun dried tomato parmesan crusted salmon.

Also in this Before and After edition, Brian Sexton shares his analysis of the Jaguars season, offering his insights for "a quick turnaround."

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

Janet Westling, REALTOR, GRI, CIPS
Berkshire Hathaway Homeservices
Florida Network realty
Sand Castles Creator and Contributing Editor
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MARKET WATCH

Beaches market update

By Holly Hayes

Northeast Florida homeowners celebrated another year of record home value appreciation in 2021, with a year over year gain just over 20 percent. The absence of a state income tax, coupled with the year-round outdoor living our area offers, led to an enormous influx of homebuyers from the Northeast as well as California, Chicago and Atlanta, and these new residents can continue the drive to purchase in our area.

Access to our natural resources seemed to be the priority of buyers, with waterfront properties at the Beaches, the Intracoastal Waterway and the St. Johns River commanding the highest sales. Oceanfront properties have certainly been the hottest market, with 11 properties selling between \$6.5 million and just over \$10 million, and the Intracoastal Waterway and St. Johns River waterfront properties provide outstanding opportunities as well. Specifically in the Beaches areas, the median sales price for December was up year over year 21.7 percent!

Overall, 2021 saw record sales in a high-velocity market with record low Days on Market and many sales happening pre-market. Days on market capped out at 18 days, which is a whopping 45.5 percent less than December 2020. Multiple offers were the norm, with buyers offering as much as 20 percent over asking price and/or post-occupancies to sellers to give them time to find a home for themselves. The Beaches areas had over 37 percent of sold homes close over list price – an increase of nearly 25 percent over the previous month of November. At any given moment, our inventory numbers showed record lows, but the movement in the market was astronomical. In fact, 2021 should go on record nationally with the most

homes sold in one year.

Many buyers grew weary writing five to six offers on homes and losing out to buyers willing to pay cash, well over asking price and/or waiving inspections or appraisal contingencies. This squeezed out many first-time home buyers from the market or buyers that simply wanted to finance due to the low interest rates. Additionally, with an increasingly hot rental market, investors added to the pressure as they captured up to 25 percent of single-family home sales. Active listings in December were down 38 percent year over year to less than 1 month of inventory. Regardless, with the millennial market moving into the homebuying stage, the buyer's market is not waning.

We expect 2022 to continue with strong sales and prices, especially due to the persistent lack of inventory. In addition to the pent-up buyer demand, we are also experiencing pent-up seller demand as many sellers would like to enjoy the equity appreciation in their home but have not listed for lack of a plan of where to go. Local home builders should offer some relief, as new home starts in December were higher than normal and this will open up opportunities for buyers as well as giving sellers options to move up or downsize. We do expect more sellers to enter the market as we approach our peak selling season from March to August.

Many predict a moderating or slowed appreciation of prices in 2022 nationally. Our wonderful weather, lack of a state income tax, master planned communities, excellent school options and affordability will certainly play into how our local market reacts. The most determining factor moving in to 2022 will be inventory. Only time will tell in this unpredictable real estate market!

RECIPE SPOTLIGHT

Make 2022 the year for 'real food'!

By Alice Hickox

Lettuce Do Dinner



Alice Hickox
Lettuce Do Dinner

A new year is a fresh start – a chance to set new goals, change your lifestyle and adapt to the new normal in a peri-pandemic world.

The past two years have changed so many of our lifestyles, some moderately and others drastically. Suddenly, working from home has us moving and traveling significantly less than we previously did. Ordering takeout is easier than ever, and we don't even

need to walk those extra steps anymore to park and walk inside a store with the convenience of delivery direct to our cars. As much as this is needed to prevent the spread of COVID, the downside is that it has created other health issues such as an uptick in Type 2 diabetes and unhealthy weight gain in both adults and children alike, just to name a few.

Having fought and beat cancer over this past year, I decided to dig deeper and pursue several certifications as a

Real Food

Continued from 16

nutrition and wellness coach in addition to my personal chef business. One of my goals is to shift the focus of my clients off of what they can't have to what they can have.

Whether you have goals to incorporate more clean foods into your diet or lose a few pounds, we can all agree that salmon is one of the most clean, absorbable and true-to-nature sources of Omega-3 fatty acids, which have a lot of heart-related benefits – a much needed addition to anyone's diet. There are many other excellent food sources to choose from as well as other fish, nuts, olives, avocados and good olive oil in homemade salad dressings or drizzled on roasted vegetables. Here is a great recipe to get those Omegas in!

I won't lie: This salmon recipe is seriously one of the best. I would love to take the credit, but my nephew made this last week for a surprise date night with his girlfriend. It sounded amazing, so after several jaw-dropping photos and texts of his before-and-after photos, he graciously brought me a generous leftover portion the next day, and I was stunned! Literally. I am not a fan of leftover fish, but if it tasted this good the next day, I was imagining how awesome it would be right out of the oven. So, I made it myself. Unbelievably delicious! It is so rewarding to see the love of cooking run in my family.

I forgot to mention this is an easy, quick, sheet-pan meal. It's done in 30 minutes start to finish, with only 12 minutes of cook time. I am using my nephew's recipe, which he found via, "The Novice Chef" with a few adaptations. So here we go...



Photo provided by Alice Hickox

SUN-DRIED TOMATO PARMESAN CRUSTED SALMON

- 1.5 pounds wild salmon
- 3 Tbsp extra virgin olive oil
- 1/2 cup breadcrumbs, preferably panko
- 3/4 cup freshly grated parmesan cheese
- 1/3 cup roughly chopped sun-dried tomatoes (dry, not packed in olive oil)
- 3 cloves garlic, minced
- 1 tsp each sea salt
- 1/2 tsp fresh ground pepper
- 1 bag (12 ounces), fresh trimmed green beans - preferably organic
- Additional vegetable such as Brussels sprouts or broccoli (optional)
- Fresh basil, loosely chopped (optional for garnish)

DIRECTIONS:

Preheat the oven to 425 degrees F. Line a large baking sheet with parchment paper or aluminum foil. Combine bread crumbs, parmesan, sun-dried tomatoes, garlic, salt and pepper in a food processor. Process, slowly drizzling in 1 Tbsp of extra virgin olive oil until well combined.

Note: if you do not have a food processor, a blender will do. You may need to scrape down sides and mix in between pulses.

Place salmon on the baking sheet. Season liberally with salt and pepper. Press the sun-dried tomato mixture all over salmon so the entire filet is coated. Scatter green beans around the salmon on baking sheet and drizzle with remaining 2 Tbsp of olive oil. Season with salt and pepper, to taste.

Bake for 12 minutes until salmon is cooked through and beans are just starting to brown. Remove from the oven. Serve with green beans with any leftover sun-dried tomato/parmesan mixture.



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Mobile golf club repair truck brings custom services to Beaches homes



Contributed photos

Julie and Zack Lee with their daughters, Locke and Lucy.

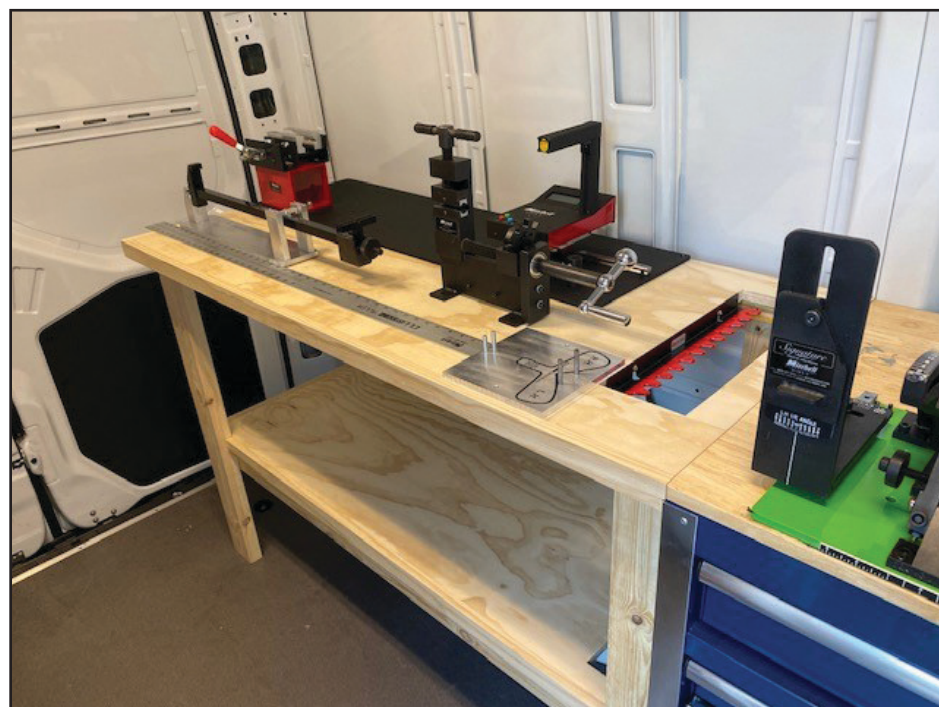
Ponte Vedra Golf Shop is a mobile business offering golf club repair services to your front door. Founded in 2021, Ponte Vedra Beach native Zach Lee is the golf club repair guy for the city of Jacksonville and the Beaches at large. With more than a decade of experience repairing golf clubs, this former University of Florida golf letterman wants to improve your game through technology with clubs that are built to fit your swing.

The sparks that created the golf club repair truck came from the demand for an a la carte custom golf service and an immense passion for the game. As most projects do, PVGS started in the garage,

repairing and creating customized golf clubs for locals in the Jacksonville area. As word spread and social media began to grow, PVGS eventually began doing jobs for golfers coast to coast.

“The rewarding feeling I get from working with my hands and helping improve a golfer’s game is what it’s all about,” Lee said.

“If the past few years have taught us anything,” he continued, “convenience is the driving force behind a consumer’s decision to purchase products. PVGS is bringing the concept of the custom tailor to our golfing community.”



Inside the mobile Ponte Vedra Golf Shop



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JACKSONVILLE BUSINESS JOURNAL 2020
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FIVE STAR "BEST IN CLIENT SATISFACTION" 2005-2021

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Re-connecting in the heart of Argentina's Gaucho Country..

A new report released by Luxury Portfolio International found the chaotic real estate market created by COVID-19 is slowly stabilizing and that luxury buyers are concentrating more on what is important to them: better locations, making wise investments and a focus on sustainability.

Lifestyle investments have been a key focus of affluent second homebuyers who see value in buying properties that give one meaningful experiences and shared memories. What better way to build on meaningful experiences than to hone one's skills at winemaking, owning a vineyard and/or a beautiful retreat in the heart of Argentina's wine country?

Villas are a special part of the experience at The Vines Resort & Spa. Offering deluxe villas ranging from 1000 – 2700 square feet, these spacious living spaces are luxurious spots to watch the sun both rise and set, and take in the majesty of the Uco Valley.

The Vines of Mendoza is more than an extraordinary place. It's a style of living and being. Rooted in the pleasures of making



and sharing wine, The Vines immerses you in the delights of Argentine culture, rustic natural beauty, and warm-hearted hospitality. What pairs better with exceptional Argentine wine than some of the world's finest meals prepared by Internationally acclaimed chefs creating inspiring regional dishes?

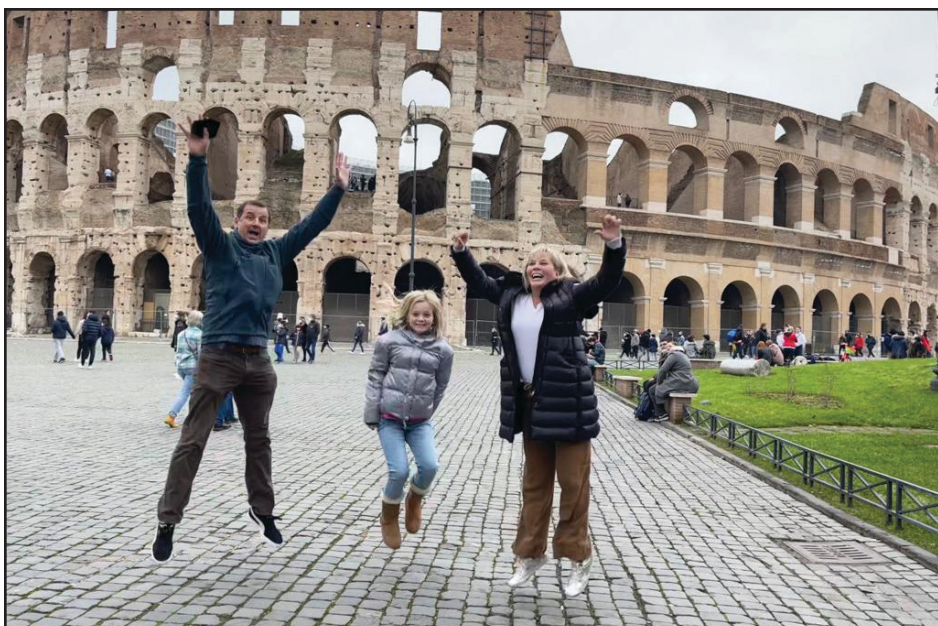


Proudly earning recognition by Travel & Leisure, Condé Nast, and The Robb Report's Best of the Best, The Vines Resort & Spa offers laid-back luxury at the base of the majestic Andes Mountains, where we create unique, uncommon adventures for wine lovers enjoying Argentina's finest rustic, fiery fare. Gallop through the vineyards into the rugged countryside or in the mountains of nearby Manzano Historico, guided by authentic Argentine gauchos.

Mendoza's Uco Valley is a new frontier to explore and discover. With hundreds of wineries, limitless outdoor activities - including heli-skiing right from our resort - and 300 days of sunshine a year, the outer regions beckon through rugged mountains, sprawling countryside and flourishing vineyards.



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Contributed photos

A Christmas holiday in Italy

By Christy and Todd Budnick

Mangiare! Mangiare! Thank goodness the airline did not weigh passengers like it does suitcases on the way out of Italy, or our family would have been stuck! Come to think of it, that would not have been such a travesty.

An Italian vacation has been on our family's list for awhile now. Of the nine of us who traveled to Italy this past Christmas for the most amazing two-week holiday, all but one of us had been there before, but never together as a family, and we have Linda Sherrer, the matriarch of the family to thank. Five years ago, Kim and Ben were invited to the Reschio Estate in Umbria by some business clients and they absolutely fell in love with the property. Now, we all know why.

The Reschio Estate dates back to the 10th century, when the initial construction of the castle began. As one can imagine, the 1,500-hectare estate has an amazing history, and throughout the years approximately 50 farmhouses were added to the property. But by the end of the 1900s, the majority of the homes were dilapidated and the estate overgrown.

The Bolza family purchased the entire estate in the 1990s and in 2021, the original castle opened as a hotel, and over half of the old farmhouses have been redesigned and brought back to life. We arrived a few days prior to Christmas, or Natale, and stayed in the Arrighi house, an amazing five-bedroom cozy abode replete with a Christmas tree decorated with the most ornate glass-blown balls.

Arrighi sits atop one of the many rolling hills in the Umbria countryside, and left us with spectacular views that changed colors throughout the day. The home is approximately one mile from the

main estate, which housed the castle, the restaurant and the equestrian center with 40 Spanish stallions.

Arrighi was our home base, and from there we stretched out across Umbria and Tuscany to visit the charming countryside cities of Arezzo, Assisi, Cortona and Montepulciano. We found acclimating to the six-hour time difference a bit challenging, thanks in part to late night family games of Uno by the fire, Nintendo golf, and enjoying many varieties of the local wine. Thus, our excursions usually began later than we wanted, but meant that we stayed into the evening and enjoyed all the Festive Christmas lighting, and a Christmas market or two.

Our first excursion was to Cortona, the walled-in community high atop the hillside, on Dec. 23. While our plans were focused around dinner at Osteria del Teatro, none of us had eaten much and were starving when we arrived in town around 2:30. So, we found the most wonderful Caffè Degli Artisti and its soups and pizzas. Funny thing, we learned this trip that Italians do not generally serve pizza for lunch, but we were sure thankful this one did. The food was so memorable that parts of our family made two return visits.

Christmas Eve was spent strolling the hilly streets of Assisi, enjoying the Christmas lights and music (surprisingly all in English), and visiting the Basilica of Saint Francis of Assisi. The Basilica dates back to the 1200s and is an incredible example of Italian Gothic art including frescoes by some of the most well-known painters of the 13th and 14th centuries. Definitely worth a visit, although the young girls in our party will tell you their favorite part of Assisi was the lavender store, where almost everything inside looks or smells



like lavender.

The most interesting dining experience also came in Assisi at Michelin-rated Ristorante Il Fontaio, where they served us a welcoming course entirely made up of olive oil – including baby snow cones, macaroons and crepes. Needless to say, the taste was interesting, but not something any of us would recommend.

When not dining out, we had the welcome fortune of Chef Filippo, a jolly old soul in his own right, preparing meals at Arrighi. Chef Filippo not only kept our bellies full for three-hour eating extravaganzas, but joined in with our family singalongs. One of the great memories for Linda's daughters growing up was of their uncles singing after dinner. While that talent seemed to skip a generation, it appears to have been revived in the grandkids. Cate, Will and Holland harmonized, while the rest of us did our best to keep up.

Getting back to Chef Filippo, where to begin? Most days he arrived at the house in the morning to prepare dinner for the evening. Every item was as fresh as could be, and he even left some delicacies out until he could be certain it met his standards. While every meal was "heaven in the mouth," as Cate likes to say, the most fun we had was pizza night. Chef Filippo heated the outdoor wood baking oven to nearly 1,000 degrees (a seven-hour



ordeal) and then peppered us with pizza after pizza filled with an array of delicious toppings.

Just before the new year, the Budnicks headed off from the rest of the pack for a few days of exploring Ancient Rome, and a stay at the St. Regis, where the staff went overboard in welcoming and celebrating Cate's birthday. Upon arrival, there was champagne, fruit and breakfast fare waiting in our room. Later, they sent up a birthday cake, balloon and even a couple presents to top off the celebration.

Cate loves to cook, thanks to Grandpa Ricky's teachings, and so we celebrated her birthday at InRome Cooking school, where Mario helped us create the most delicious gelato and pasta from scratch. Bellissimo!!

When it came time to see all that Rome

ITALY continues on Page 27



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3904 ALHAMBRA DRIVE



104 TROON POINTE LANE



108 TROON POINTE LANE



128 OAK VIEW LANE



330 PONTE VEDRA BLVD



334 2ND STREET



341 SAN JUAN DR



611 PONTE VEDRA BLVD, 124



698 BEACH AVE



724 PONTE VEDRA BLVD

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would not be possible without all of you! We look forward to working with you in 2022.

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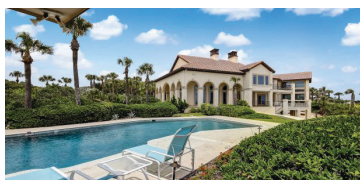
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901 PONTE VEDRA BLVD



1104 PONTE VEDRA BLVD



1830 SAN MARCO BLVD



3077 S. PONTE VEDRA BLVD



4725 APACHE AVE



4530 GOLDCREST LANE



61 PHILLIPS AVE



917 1ST STREET S, 901



14402 MARINA SAN PABLO, 604



1123 PONTE VEDRA BLVD

FROM COTTAGES TO CASTLES

Riverfront villa is boater's dream

By Michelle Mousin

This Villa Calissa townhouse is a boater's dream home! Situated on the Sebastian River in St. Augustine, this beautifully designed and fully furnished end-unit townhome boasts 2,132 square feet, 3 bedrooms, 2.5 baths and offers casual luxury.

There are only 11 harbor residences located in this special enclave that is Villa Calissa. Coastal-inspired architecture designed by Cronk Duch features a combination of stucco and Hardie lap siding with Caribbean-style metal roofs. Interior home finishes include porcelain plank flooring, Quartz counter tops in the kitchen and bath, gas range with convection, 42" European-style cabinetry with crown molding and under-cabinet lighting, smart home technology, a gas tankless water heater and is elevator ready.

This home comes with a private access, deep water 50-foot boat slip and breathtaking views of the water. Enjoy watching the wildlife and the boats pass by on your upstairs balcony off the primary bedroom or downstairs covered porch under the towering oaks. Historic St. Augustine is just a short bike ride away, while restaurants, grocery, fitness centers and a full-service marina are all within walking distance. Don't miss this special and unique property.

47 Iroquois Avenue in St. Augustine is offered at \$1,100,000 by Michelle Mousin of Engels and Volckers.



Contributed photos



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The Great Migration for the perfect cocoon in Florida Real Estate – A look back to spectacular properties SOLD in 2021



A Tuscan Villa in Marsh Landing with water to golf views in a private country club setting. 105 Palm Forest. \$2,170,500.00



8070 Lakecrest Drive in Deerwood Country Club is a stunning property that received multiple offers over asking price! Let me help negotiate your next offer in this seller's market to be the winning bidder on the home of your dreams! \$1,365,000.



55 Quail Lane on the marsh to the intracoastal located in Jacksonville Beach just sold. I re-designed and staged this home to sell! Contact me to hear how I can help you list, stage and sell your home or find the perfect home! \$935,000.



4314 McGirts on the Ortega River. Completely remodeled with designer furniture on the historic Ortega River with views of Jacksonville's Skyline \$1,467,500.



297 Dosel Lane - Palencia is one of North Florida's best kept secrets in St. Johns county. A+ school district. Let me help you find a home that is perfect for your family. \$536,000.



800 Cypress Crossing in Palencia, one of St. Augustine's most sought after communities. Call me to find out how I can help you redesign to sell your home over asking price! \$499,000.



Custom built, beautifully designed and recently updated pool home on the water in the Yacht club community of Queens Harbour. \$1,284,000.00



Spacious, sophisticated and beautifully designed home in the heart of Marsh Landing 5070 Bentgrass Circle \$1,050,000.00



297 Dosel Lane - Enjoy Florida's best kept secret with the perfect coastal lifestyle in Palencia in St. Augustine. Sold twice in 2021 for almost \$200k over last price. \$718,000.



4537 Carrara Ct. Views of the lake from almost every room. Enjoy the boutique community of Villini at Glen Kerner where Mediterranean beauty abounds. \$795,000.



5577 Hecksher Drive. Your private oasis close to downtown! Water lovers paradise and fishermen's dream on 3.6 acres off Little Andrews Island. \$625,000.



3427 Westover Rd. Spectacular riverfront home in the heart of Fleming Island with 1.48 acres on the St. Johns River. \$625,000.00



2020 Chairman's Circle

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SPORTS SPOTLIGHT

A quick turnaround



By Brian Sexton

The Jaguars' season-ending shellacking of the Indianapolis Colts is more than a few weeks old by now. In the hours after their thorough 26-11 dismantling of a team that seemed headed to the playoffs, a truth emerged. And in the days since, it has only become more clear.

They have some of what they need, and they can turn this ship around and do it in short order if they do a few simple things and don't overcomplicate it.

The first and most important step, of course, has already been taken. Trevor Lawrence is on deck to become the next great quarterback in professional football. He struggled at times during his rookie campaign, but the next few items on my to-do list will correct the mistakes of the former coach and shorten the timeline to winning for the next guy. Lawrence has everything in the physical realm needed to succeed and everything in the mental realm that you could possibly want in a quarterback. He is the reason for the Jaguars' hope.

He needs a little hope in return. Lawrence spent almost the entire season in the red zone and I'm not talking about the opponents 20-yard line. The lack of speed down the field and a consistent running game meant the safeties squatted 10 yards from the line of scrimmage, which meant that Lawrence was playing against the defense in a crowded space just like when a team is in scoring territory... except he faced it on every square inch of the field.

Defenses could crowd the line of scrimmage without fear of being beaten down the field, which meant there were always at least eight guys in the box to stop the run. It's popular to rip the offensive line, but there isn't a front five

in football that could consistently create space against that. It also meant the defensive coordinators could attack the quarterback with ruthless efficiency since again, they didn't have to fear the deep pass. It was a brutal combination.

Here's how to fix it. The running game is first. That goes against the grain in most conversations, where speed down the field is the primary concern. A consistent running game is a quarterback's best friend: It puts the quarterback in manageable second downs and moves the chains on third. It's pretty important to the wide receivers as well. The ground game keeps safeties near the line of scrimmage and gives receivers more room to get open. Ask Jimmy Smith or Keenan McCardell what Fred Taylor meant to their production.

That means adding offensive linemen to a group that could lose left tackle Cam Robinson, left guard Andrew Norwell, right guard AJ Cann and interior swingman Tyler Shatley to the free agent market. Luckily, for the Jaguars, there are upgrades available at the top of the draft and they shouldn't hesitate to take Alabama's Evan Neal if he checks out this spring. He's a 6 foot, 7 inch, 360-pound road grader who also happens to have quick feet and long arms to go with a massive frame that's tough for pass rushers to get around.

No one is going to get excited about adding an offensive tackle with the first overall pick. But in a draft where we could see offensive or defensive line go with the first five or six picks, there isn't likely to be a chance to trade back and add a haul of extra draft picks. They're going to have to stay at No. 1 and take the best available player. They won't regret taking another player who can be a cornerstone of the future of the franchise

no matter what position he plays.

The next step is to add size to the defensive front. They did a terrific job against Jonathan Taylor, the NFL's leading rusher, in the season finale but two weeks earlier they let the Jets run for 271 yards. Big bodies capable of filling multiple gaps allow the linebackers to run to the football and this season those guys were fighting through blocks way too often. Defensive tackle Malcom Brown is a good player, Roy Robertson-Harris was disruptive, Davon Hamilton had his moments, but this is a group that needs a dynamic game-wrecker in the middle of the line. When you have that guy, it frees up the rest of the front to beat their man one-on-one.

Run the ball and stop the run only sounds like an antiquated formula from the Vince Lombardi era. It remains a fundamental truth of professional football. The Jaguars have to be better at both.

The third and final item on my to-do list is to find a No. 1 receiver. Maybe it's as easy as spending some of that nearly \$70 million in cap room, but alpha receivers rarely hit the free agent market. They're too valuable in a league where the rules are tilted against defensive backs. What I know is that Davante Adams is the most explosive receiver in the game today, and if he hits free agency, the Jaguars should write the biggest check a receiver has ever seen to get him.

Keep in mind, Adams was a fifth-round draft pick in Green Bay, and the Jaguars have to find and develop their own version of Adams also. Receivers are more abundant than talented big guys, which is why it's third on my list. They will be there in the second round and third and fourth...they'll find guys.

They should be able to be in the conversation next season. What's the conver-



Photo provided by Brian Sexton

sation? If in December they're watching to see if the Broncos won and the Browns and Dolphins lost so that they might be in a position to make the playoffs...that's a massive turnaround. Imagine if they were in a position similar to the Steelers who, thanks to their win over the Colts and the Raiders' win over the Chargers, made it to the post-season in quarterback Ben Roethlisberger's final year.

The 2016 Jaguars were 3-13. The 2017 Jaguars were 10-6. The difference? Six players added in free agency and the NFL Draft. The Jaguars have 12 draft picks, including the first pick in nearly every round, and they have a wealth of salary cap room to supplement the roster. They can, if they do it right, turn this ship around in a matter of months.

Sales open at The Preserve at Bannan Lakes

Successful VIP Sales event results in 20 sales during first week

PulteGroup has announced that three decorated model homes are open and sales are underway at The Preserve at Bannan Lakes. The Preserve is a new construction community offering single-family homes from the \$300,000s within the Bannan Lakes master-plan community in northern St. Johns County.

“After hosting an extremely successful VIP sales event that resulted in 20 sales, we are pleased to officially open

at The Preserve at Bannan Lakes,” said Tony Nason, president of PulteGroup’s Northeast Florida Division. “Our newest community in St. Johns County is ideal for families of all ages with completed amenities and thoughtfully designed single-family homes on preserve and water-view home sites.”

The Preserve offers 40-, 50- and 60-foot homesites and 16 single-family floor plans ranging in size from 1,720 square

feet to more than 4,100 square feet. Designs include three to six bedrooms and two to six bathrooms.

Bordered by 20,000 acres of preserve land, yet only half a mile from Interstate 95, Bannan Lakes offers a variety of amenities, including a resort-style pool, clubhouse, fitness center, sport courts and more. Bannan Lakes is a natural gas community. It is located at International Golf Parkway and Bannan Lakes Boulevard.

For more information, call 904-604-7254 or go to Pulte.com/PreserveBannon.

Bannan Lakes is the latest of multiple new projects for Pulte in Northeast Florida. In St. Johns County, sales are underway at the Trails at Grand Oaks and they will open soon at Summer Bay at Grand Oaks.

For more information, go to Pulte.com.





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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

SOLD




OCEANFRONT LIVING IN MARBELLA
Welcome to Marbella, the most exclusive address in oceanfront living! Recently sold, this stunning condo features private elevator entry, spacious exquisite interiors, and expansive terraces creating the ultimate coastal living experience. Contact me for more luxury properties like this coming soon!




Call Cheryl Dolan
(305) 509-1396

JUST SOLD



216 TIMBER LIGHT TRAIL
2 Bedroom + Den, 2 Bath. Never lived in Ellenwood Villa on premium lot with water and preserve views. Sold for \$450,000.



Call Cyndi King
904-687-8000

UNDER CONTRACT



42 MEDJOOL TRAIL
Amazing move-in ready home in Nocatee! Enjoy resort style living in this coast home that features 3 bedrooms plus 3 baths and an Office/Bonus area for your enjoyment, including a 3 Car Garage. One of the nicest streets in all of Del Webb. Offered for \$599,000.



Call Deb Pettry
(904) 716-4953

UNDER CONTRACT



1738 EL PRADO ROAD #8
Sparkling clean and lovingly cared for condo just steps away from Pottsborg Creek and River City Science Academy. 3 bed/2 bath condo. Offered for \$125,000.



Call Devon Witt
(904) 607-1281

SOLD



55 QUAIL LANE
55 Quail Lane on the marsh to the intracoastal located in Jacksonville Beach Just Sold. I re-designed and staged this coastal beauty to sell! Contact me to hear how I can help you list, stage and sell your home or find the perfect home not yet on the market! Just sold for \$935,000.




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904-813-1913

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ST. AUGUSTINE OCEANFRONT
4BR/4BA, 5,224 sq. ft. estate home with stunning 180 degree water views! Private deep-water dock with a 33,000 lb. boat lift. Represented buyer. Sold for \$3,850,000.



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

UNDER CONTRACT



OCEAN LINKS
Conveniently located in the heart of Ponte Vedra. Ocean Links is the perfect place to call home. 421 is under contract but contact me to find out about the coming-soon condos not yet on the market! Offered for \$275,000.



Call Wally Sears
(904) 610-9771



Pictured from left, Pat O'Rourke, Lisa O'Rourke, Alyson Mansfield, Katie Johnson, Dawn Kilmeade, Brian Kilmeade, Janet Westling, Cecilia Fatscher and Rick Fatscher.



Contributed photos

Local residents gather during a book signing with author Brian Kilmeade.



Katie Johnson, Brian Kilmeade, Kelly Cressman and Greg Cressman



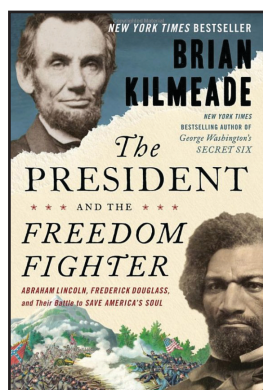
Kathleen Fannin, Brian Kilmeade and Mel Fannin

A book signing with Brian Kilmeade and friends

By Janet Westling

On December 4, 2021, my husband Dale and I hosted an early breakfast and book signing with Brian Kilmeade, co-host of Fox & Friends and author of the bestselling novel “The President and the Freedom Fighter” at our home in Sawgrass Country Club.

Brian Kilmeade has written seven best-selling novels and this event sold out within days of sending out invitations to friends in our community. Over 200 books were pre-sold and all who attended had the opportunity to meet this leading nationally syndicated radio host, New York Times bestselling author, Fox & friends co-host, and do some early Christmas shopping!



Brian gave a wonderful talk on a beautiful Florida day in a perfect outdoor setting. The best-selling author was joined by his wife, Dawn, who celebrated their 28th anniversary the night before on December 3rd, with a tribute and flowers at the sold-out Ponte Vedra Concert Hall. Brian's childhood friends -- Pat and Lisa O'Rourke and Rick

and Cecilia Fatscher from Long Island – joined in the lively discussion along with Brian's ace producer from FOX, Alyson Mansfield. This engaging author shared details on the history, inspiration and development of the characters in his sixth historical novel. This genuine and natural speaker made quite a connection to his audience, going from table to table posing for photos and signing their books.

In the words of Dr. Ben Carson, “The President and the Freedom Fighter” is “a riveting page turner that illuminates the fascinating and history-altering relationship between President Abraham Lincoln and Frederick Douglass.”

In addition to writing books and co-hosting the Fox & Friends morning show, you can tune into “The Brian Kilmeade Show” on 104.5FM WOKV radio weekdays from 9 a.m. to noon. Kilmeade was recently named the new host of Fox News Primetime Saturday, which premieres Saturday, January 29th at 8 p.m.



Brian Kilmeade and Dawn Kilmeade



From left: Michael Rutherford, Sue Molm and Casey Rumsey



From left: Brittany Horschel, Irene Carlson, Kandi Nawrocki, Nicole Butt

Italy

Continued from 20

had to offer, we spent two days with Rosi Bernardini whom we highly recommend (Instagram – discoverromewithrosi). Her knowledge on the history of the city is deep, and not only did we visit the must-sees like the Vatican museum, St Peter’s Basilica, the Colosseum and the Forum, we also took a walk on the Appian Way, traveled deep into the Catacombs and entered a church built in the fifth century. We had so much fun listening to Cate and Rosi go toe-to-toe on Greek and Roman

mythology as we walked the Vatican museum corridors. She was more than just a guide: She brings history to life and became a fast friend.

The rest of the family met us in Rome on Jan.2. That evening, we finished our trip with a memorable dining experience (yes, more food) at Mirabelle Restaurant at the top of the Hotel Spendide Royal, with a view of St Peter’s dome in the distance. Be sure to try Cannara’s onions soup au gratin with two cheeses and the Risotto with Castelmagno cheese, radicchio-chicory and Nebbiolo-wine reduction. Cannot go wrong with either!

For anyone concerned about travel-

ing during the pandemic, as long as one is vaccinated and can tolerate wearing a mask for the long flights, it was business as usual. More than 80 percent of the country is vaccinated and each restaurant asked to see your vaccination card or your app with the green check. An antigen test is required to travel a day prior to and from Italy, and because of the recent uptick in cases, the airlines required a specific type of mask upon our return but all in all, we felt very comfortable during our stay. The Italians certainly know how to make their guests feel welcome and we can’t wait to return!



Contributed photo



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NEW CONSTRUCTION IN S. JAX BEACH

Brand new construction in desirable South Jax Beach on prestigious Ocean Drive! Walk across the street to the beach and enjoy breathtaking views from the top levels of this stunning 3 level POOL home. 3,748 square feet, 5 Bedrooms, 5 Full Baths, 2 Half Baths. Offered for \$2,990,000.



Call Katie Hughes Johnson
(904) 237-6083



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STUNNING POOL HOME

This house has IT ALL! Meticulously maintained & numerous updates: new roof June 2021, new pool marcite March 2021, new water heater 2020, new HVAC 2019, newer microwave & oven, carpet in the 3BR downstairs-just to name a few! Huge, brand-new Spa-like primary bathroom. Shaker cabinets, ship lap, free standing tub & oversized walk-in shower w/ dual shower heads w/ handhelds! This open, bright, classic Florida style 5BR, 4BA home located on a cul-de-sac will not disappoint! Offered for \$615,000.



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LIVE THE PONTE VEDRA LIFESTYLE!

This beautiful Waters Edge home is in the heart of Sawgrass Players Club & walking distance to 3 Palms Restaurant, The Yards Golf Club, pickle ball (coming soon), tennis, parks, swimming, and last but not least, the Majestic TPC Sawgrass Clubhouse. Love where you live NEFL! Sold \$765,000.



Call Kelly Cressman
(904) 553-8405



RARE RIVER VIEW LOT

7004 Gaines Ct! Flanked by the Epping Forest Country Club & majestic oaks draped w/ Spanish Moss, this lot offers an amazing homesite overlooking the widest point of the St. Johns River, the Yacht basin, lush English gardens & breathtaking sunsets! Build your dream home on this cul-de-sac lot. Enjoy gentle breezes, meandering through the impressive gardens or strolling along the riverfront in this private, gated community. Dining, golf, shopping, grocery stores, world renown hospitals, museums, top schools & more are right at your fingertips! .32 acres homesite for a beautiful 6,500 sq. ft plus home, 3 car garage & pool! Offered for \$1,099,000.



Call Jennifer White
(904) 446-0495



UNDER CONTRACT

WATER TO GOLF VIEWS!

16 Lake Julia Drive South. At 4BR/4BA this home is one of the largest floor-plans in Lake Julia! Enter the paver courtyard to find a whole new world of relaxation! Soaring ceilings, open layout, oversized screen enclosed lanai w/ built-in fire pit, outdoor dining area & living room type setting. The kitchen has custom cabinets, newer wine refrigerator, new granite counters & newer cooktop. Primary BR on the 1st floor, has custom closets & a large bathroom w/ a jetted soaking tub, two vanities & shower. Offered for \$1,295,000



Call Jennifer White
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HARBOUR ISLAND AT MARSH LANDING

Live the dream! 60' Boat Slip with this .41 Acre Lot. Enjoy easy access to the Intracoastal Waterway, Ponte Vedra Beaches and World-Class Golf. Offered for \$750,000. MLS#1149550.



Julie Little Brewer
(904) 545-6911



PONTE VEDRA POOL HOME

Brand New Construction w/ a POOL in Ponte Vedra Beach! 76 Matthews Ln. is the perfect choice for that turnkey buyer! This 5BR/4.5BA home w/ bonus room features amazing upgrades, thoughtfully planned by the 1st owner, who never took possession. Summer kitchen, wide plank wood floors throughout, cabinetry upgrades, upgraded tile & bathroom fixtures, Smart Home Technology upgrades, fenced in backyard as well as some upgraded landscaping. Walking distance to everything! Offered for \$1,495,000



Call Jennifer White
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PENDING TO CLOSE

NEW CONSTRUCTION IN S. JAX BEACH

Brand new construction in desirable South Jax Beach to be completed Summer 2022 by Barnett Custom Homes. Enjoy amazing ocean views and cool breezes from the 2nd and 3rd floor balconies and walk to the beach access just steps away. 2,958 SF, 4 Bedrooms, 3.5 Bathrooms. Offered for \$1,975,000.



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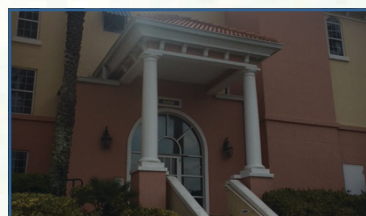
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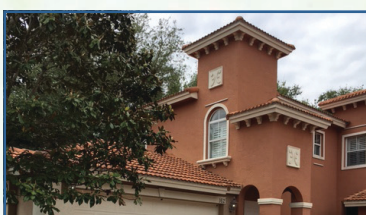
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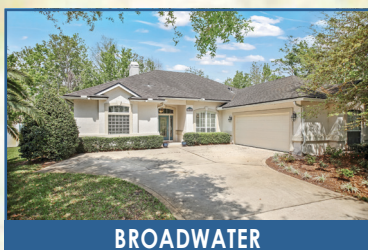
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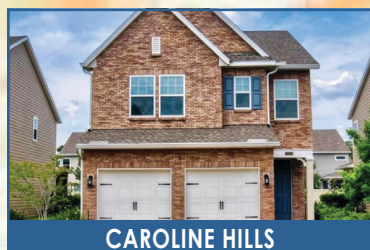

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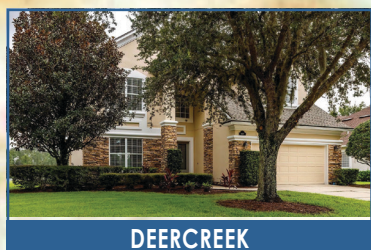




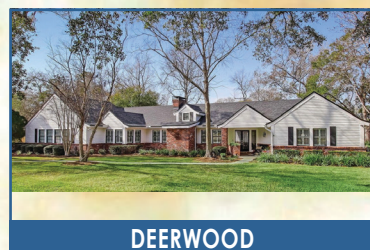
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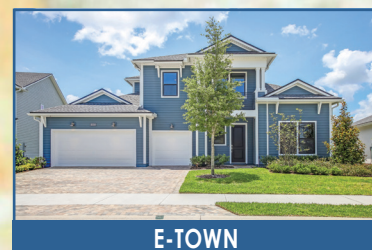
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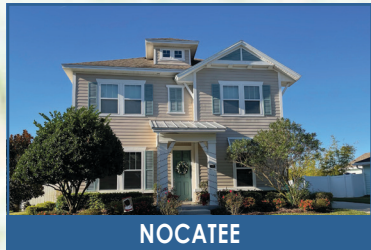
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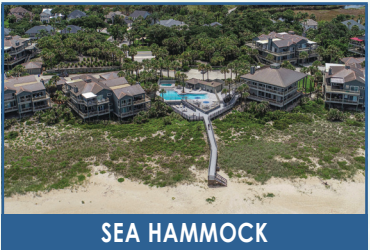
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\$92 Million in Sales in 2021

- Served 109 families.
- Ranked #3 for Top Large Real Estate Teams by the Jacksonville Business Journal.

Renewing Old Florida: Atlantic Beach home boasts plenty of potential

By Jennifer Sexton

The sound of hammers reverberates across the Beaches communities, as a new post-COVID era dawns in north Florida. A wave of new Floridians, almost 1,000 per day, have discovered that they can work and live in a place that is open and seemingly on vacation daily.

The beauty of our beaches, a laid-back vibe and comparatively reasonable housing prices have attracted neighbors from all over the United States. We offer a lifestyle that can be personalized and created alongside a quaint town center where one's life mingles with another over coffee or dinner or just a bike ride to people watch. Tree-lined streets provide shaded paths to meander during the sunny summer. Bikers, walkers and skaters activate Beach Ave; a lively street that weaves together a diversity of architecture.

Atlantic Beach's architecture reflects homes of different scale and a variety of eras. With a one-year population growth of 1.32 percent, however, Atlantic Beach residents are witness to a housing revolution that has classic homes coming down and new homes going up that represent a new twist on beach life.

It is an exciting chance for a creative homeowner who knows an incredible opportunity to renovate an existing old

Florida home. With a dash of imagination in hand, a home's rich beach history can be elevated with modern conveniences without discounting the original charm of this vibrant beach community.

The home at 120 Beach Avenue is perhaps the best and most current example of such possibilities. Originally constructed 100 years ago in 1922 with various additions throughout the century, this classic home meets the requirements for beach living with the added beauty of solid wood floors, a breezeway and garage en suite. Now it could be transformed into a unique oasis just steps from the beach.

Mike Phillips has lived and built at the Beaches for nearly three decades and has grown his reputation in preserving and improving the character of the old neighborhood homes. Phillips has a unique vision for 120 Beach Avenue focused on updating its 1970s exterior and transitioning it back to a beach house with an iconic personality. His plan involves removing the roof and adding a second gable and doubling the square footage on the second floor en suite above the garage.

Phillips will marry the tradition of the early beach homes with an open downstairs floor plan. Adding to a custom feel, the home's current façade material will



be replaced with mitered corner Hardie Board siding, wide trim around enlarged windows and rafter tails under a cedar shingle roof. On the interior, updating to all the modern conveniences, refinishing the wood floors and the addition of beams to the ceiling would be Phillips' suggestion, while adding native Floridian fauna to the landscape would add character and private spaces.

As Phillips' says, "No one plans to build an ugly home, but it happens." Try renovation and give your home the chance to stand out as an Atlantic Beach Classic.

120 Beach Avenue is listed at \$2,300,000 and represented by Compass Homes, listed by Jennifer Sexton and Wes Mock.

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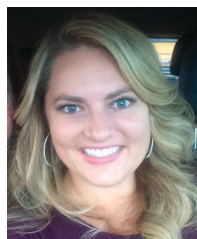
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Contributed photos

Expansion of the square footage included a bunk “room” to sleep 6 with attached living /movie room and full bath.



The outdoor pool area featured new framing/screening using “super screens” to open up the water to golf views of the 9th Hole of the Sawgrass TPC Valley course, as well as fully covered outdoor living area with summer kitchen.

Home improvements done correctly bring high value

By Mandy Morrow

You might ask why cover this topic now, since properties in our area, regardless of condition, have multiple offers right away and typically sell for full price or more. The truth is, in this time when the supply of homes is limited, the demand is extraordinarily high. Sellers are doing remarkably well in this market due to the supply/demand imbalance. Top professionals in the world of real estate know that this trend will taper and should advise future sellers on how to improve the value of their homes.

I recently had the wonderful opportunity to list 8161 Seven Miles Drive in Ponte Vedra Beach, where my sellers made the

right improvements and – drum roll here – did the improvements the right way.

So, what do I mean by the “right” improvements? They strategically improved and expanded areas of their home that brought the most return on investment and value to buyers. According to the latest Cost vs. Value report offered by Remodeling Magazine, renovation projects that bring the most value to a home are the kitchen and expanded square footage to increase the number of bedrooms and bathrooms. The investments that allowed the homeowner to recoup much of the cost included window and roof replacement as well as patio/deck improvements.

What do I mean by doing the improvements the “right” way? My sellers

hired experienced professionals who were licensed contractors. These skilled contractors knew the code requirements and installed appliances, plumbing, flooring and other items properly. This home, even in this market, would have been considered in average condition and priced between \$1,300,000- \$1,450,000. The stunning improvements and attention to detail, however, transformed the home, giving it a larger, more open floor plan. The result was a revised recommended list price of \$1,575,000 - \$1,625,000. The sellers were on a tight timeframe, so we listed at \$1,599,000. We had 17 showings in 48 hours, six offers from which to choose and several over list price. We closed at \$1,690,000 last month. Due to

the quality and effectiveness of improvements, they realized a gain of 30 percent above the current average list price of their home.

Many of the showing agents were colleagues who I’ve known since becoming a Realtor® 17 years ago. Their resounding feedback was that the improvements allowed us to command such a price. What’s more, my sellers did these enhancements over the past several years so they too could enjoy the fruits of their labor. It was a win-win for all!

8161 Seven Mile Drive, Ponte Vedra Beach was represented by Coldwell Banker Vanguard Realty Ponte Vedra Beach, listed and sold by Mandy Morrow/ Broker Associate.



Contributed photos

Enjoy grand estate living at Marsh Landing

By Cici Anderson and Jenna Fisher

Nestled in Marsh Landing Country Club sits one of the grandest estate mansions. Featuring over 9,500 square feet on 1.39 acres with expansive marsh views, this estate home has been personally designed to be both a comfortable and family-friendly home, while at the same time an estate with grand style and class.

This spectacular property in Marsh Landing’s Peninsula neighborhood welcomes guests with a classic front entrance, granite atrium, formal living room, and a casual family room overlooking outdoor life in the pool and grill area. Always, this marsh view mansion invites guests to take in the breathtaking panoramic views that exemplify the very essence of life at Marsh Landing. This beauti-

ful estate truly embodies the best of a comfortable North Florida lifestyle in a very elegant home environment.

The excellent architectural designs are many: grand frontal entrance, wraparound porches up and down, wide hallways, oak wood flooring, elegant crown molding, graceful spiral staircase, large bedrooms, huge storage area, spacious outdoor living spaces, full four-car garage and a separate mechanical room. This home is also loaded with many special features, including a formal dining room with adjoining butler’s pantry, private study, project room, washer/dryer rooms on both floors, dual large master suites with spacious closets and beautifully appointed bathrooms, multiple fireplaces, efficient kitchen with new appliances, an expansive bonus game room, and a large yet secluded and private pool with hot tub.

An added perk is membership to Marsh Landing Country Club with no initiation fee. The club is just a short walk or golf cart ride away to enjoy golf, tennis, lunch, dinner, or a refreshing cocktail to end your day. Combined with its proximity to the beach, A-rated schools and world-class hospital systems like the Mayo Clinic, there is truly no other community like this one in Florida. Anyone who has spent time in Ponte Vedra Beach knows just how special it is, with its perfect mix of serene coastal living, top-tier golf and tennis and upscale social options, more and more people are discovering the many benefits this special seaside community has to offer.

113 Teal Pointe Lane is available for \$3,599,000, represented by MLCC Realty and listed by Jenna Fisher and Cici Anderson.

CICI ANDERSON & JENNA FISHER

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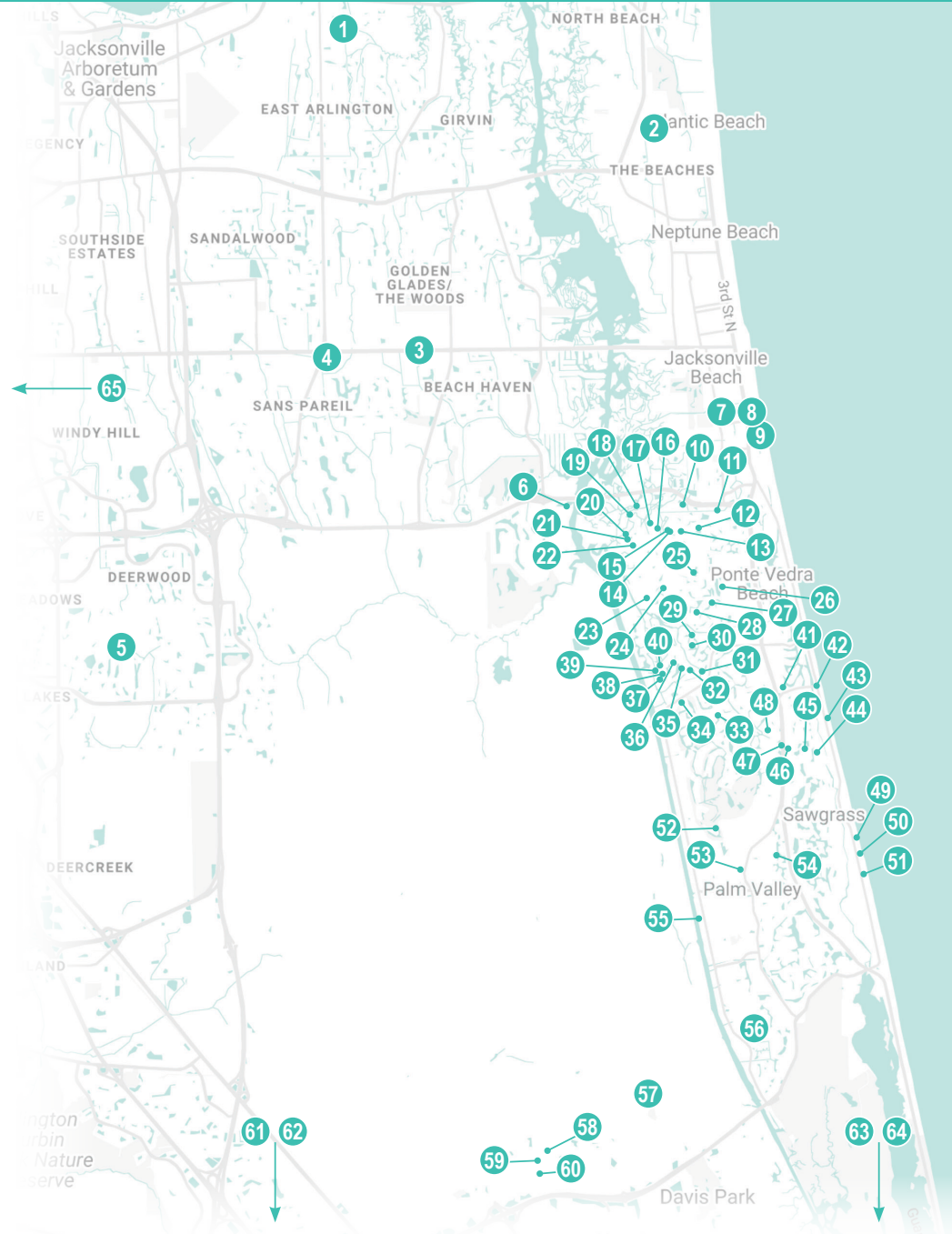


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| 14402 Marina San Pablo Pl., #802 | 20. 616 Ibis Cove Pl. Ponte Vedra Beach | 38. 174 Indian Cove Ln. Ponte Vedra Beach | 56. 111 King Sago Ct. Ponte Vedra Beach |
| 14402 Marina San Pablo Pl., #205 | 21. 618 Ibis Cove Pl. Ponte Vedra Beach | 39. 165 Indian Cove Ln. Ponte Vedra Beach | 57. 202 Galleon Dr. Ponte Vedra Beach |
| 14402 Marina San Pablo Pl., #801 | 22. 358 Royal Tern Rd. S. Ponte Vedra Beach | 40. 169 Indian Cove Ln. Ponte Vedra Beach | 58. 292 Cobbler Trail Ponte Vedra |
| 14402 Marina San Pablo Pl., #206 | 23. 132 Teal Pointe Ln. Ponte Vedra Beach | 41. 560 Le Master Dr. Ponte Vedra Beach | 59. 126 Hatter Dr. Ponte Vedra |
| 4983 Marina San Pablo Pl. | 24. 116 Carriage Lamp Way Ponte Vedra Beach | 42. 611 Ponte Vedra Blvd. UNIT 114 Ponte Vedra Beach | 60. 306 Hatter Dr. Ponte Vedra |
| 7. 15 Millie Dr. Jacksonville Beach | 25. 104 Linkside Cir. Ponte Vedra Beach | 43. 693 Ponte Vedra Blvd. Ponte Vedra Beach | 61. 165 Laterra Links Cir. St. Augustine |
| 8. 204 Laguna Villa Blvd. Jacksonville Beach | 26. 2 Turnberry Pointe Way Ponte Vedra Beach | 44. 419 La Reserve Cir. Ponte Vedra Beach | 62. 43 Foxcross Ave. St. Augustine |
| 9. 101 25th Ave. S., #J15 Jacksonville Beach | 27. 5140 Bridlewood Ct. Ponte Vedra Beach | 45. 2775 Le Mans Ct. Ponte Vedra Beach | 63. 130 S. Serenata Dr., #213 S. Ponte Vedra Beach |
| 10. 1655 The Greens Way Jacksonville Beach | 28. 7571 Founders Way Ponte Vedra Beach | 46. 2401 Brittany Ct. Ponte Vedra Beach | 64. 4342 Coastal Hwy. St. Augustine |
| 11. 4300 S Beach Pkwy. Jacksonville Beach | 29. 24517 Indian Midden Way Ponte Vedra Beach | 47. 2407 Brittany Ct. Ponte Vedra Beach | 65. 5027 Blackburn St. Jacksonville |
| 12. 121 Deer Cove Dr. Ponte Vedra Beach | 30. 24308 Moss Creek Ln. Ponte Vedra Beach | 48. 109 Oak View Cir. Ponte Vedra Beach | |

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Intracoastal estate exudes luxury, privacy

By Michelle Floyd

So many of our homes are architecturally interesting and are a creation of the person living in the home. The personalities of the residents are portrayed in the home through the owners' strength of character, artistic abilities and lifestyles.

This home at 141 Harbourmaster Court is the personification of the iconic individual who created the architectural integrity of the interior and exterior, the floor plan and the selection of every material and established the aura around the home. The owner of the home is the primary developer of Baymeadows in

Jacksonville and much of Ponte Vedra Beach, including Marsh Landing Country Club, Sawgrass Players Club and the Lodge and Bath Club on the beach, as well as Serenata Beach Club.

The developer's home has been the venue for many charity events as well as dinners with movie stars, politicians and world leaders. If the walls could talk ... ?

From the driveway to the front door the flavor is Old World with vines surrounding the gated entrance, courtyard and front entry. You are immediately transported into another time and a different country. Upon opening the front doors, the Intracoastal Waterway is in full view with the abundance of bird life and ma-

rine life. It is a private water oasis!

The grand entrance is two stories in height with heavy wood beams in the ceiling, giving the spacious room warmth and charm. All rooms have water views with an abundance of glass for uninterrupted gazing. The exception is the intimate, wood-paneled library off the foyer complemented with a formal elevator.

The wine cellar boasts not just storage but room for private intimate dining — truly an exceptional, unique feature for any North Florida home. Positioned down a winding stairwell, the room not only accommodates a wine collector's dream storage but allows for intimate candlelight dinners. A dining experience

only a chateau in the hills of Italy could provide.

The lanai is the epitome of relaxation with a unique pool, spa and lanai, all with water views on two sides. It is a moving canvas in front of you with boaters, kayaks and paddle boarders. There is always a wave from a boat or the leap of a dolphin from your pool and lanai.

It is no doubt that the iconic developer, movie star socialite and entertainer of political figures would select this location, with the views and privacy. A true escape from the busy world we live in!

141 Harbourmaster Court is offered at \$3,800,000 by Jack Floyd and Michelle Floyd of The Floyd Group.



Contributed photos



Peacefulness on the River

By Clare Berry

Eyes overwhelmed by the spectacular vistas. Always deep water at the dock. Great fishing and boating. Solitude. Access to Atlantic Ocean and Intracoastal Waterway. One with nature. Space to breathe.

The owners of this property found something special when they discovered this acre-plus of land in 1997, at the end of a little lane. They resided in the "little house" that was on the property while they conceived of what they could build here. In 2004, they moved into their dream home of 5 bedrooms, 4 bathrooms, 2 offices (they work from home), a screened pool and plenty of yard to enjoy. One of the many bonuses here is that the border to the north is the spectacular Half Moon Preserve, part of the sprawling Timucuan Preserve, so there are no neighbors on two sides, north as well as east, where the Nassau River winds past the property. The owners moved "the little house" off the water; now it serves them as a great guest house, with 2 bed-

rooms, a den and a bathroom.

The main house's structural features include a welcoming front porch, a long back porch perfect for enjoying the breezes off the water, a huge lanai and a standing seam metal roof. The interior space was designed with few hallways, maximizing the room sizes and layout. The owner's suite and one other are downstairs.

There are unbelievable panoramic views of the Nassau River from the open kitchen/family room through the wall of east-facing windows, as well as from most bedrooms. Nature-lovers and peacefulness-seekers won't want to leave this very unique paradise. If you love the outdoors and natural Florida at its best, this property will impress you. The large circular driveway easily accommodates boat parking!

This special place is offered for \$1,150,000. For more details and to schedule your visit, please call Clare Berry, Listing Broker, Berry & Co. Real Estate, 904-382-5875.

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Coastal luxury meets laid-back vibe in this oceanfront oasis

By Mike Rolewicz

Setting a new standard for coastal luxury with a laid back vibe, this oceanfront beauty in Ponte Veda Beach mesmerizes you with ocean views from every angle as you make your way through the entry courtyard to the well-appointed downstairs living and dining space.

Your eyes are drawn up to the stunning pecky cypress ceilings and custom light fixtures that pair perfectly with the warm reclaimed elm floors throughout. Designed by Cronk Duch and built by Morales Construction in 2019 with interior design by award winning Andrew

Howard, this home is as warm and inviting as it is functional with 5 bedrooms, each with en suite baths, 2 half baths and two living spaces, each with sweeping ocean views.

The kitchen is one of a kind with pine cabinets from River City Custom Cabinetry and unique crushed oyster shell quartz countertops with plenty of storage and top of the line appliances along with a butler's pantry nearby. The kitchen opens to one of the owner's favorite features of the home: the summer kitchen and pool area, complete with a 12-person hot tub. Outdoor entertaining is easy here with a

huge covered lanai downstairs with TV and fireplace and a spacious upper deck that takes advantage of the pristine ocean views from this high, 100-foot lot conveniently located between the Ponte Veda Inn and Club and The Lodge.

The luxurious owner's suite downstairs brings a West Indies vibe, with colorful flooring and shower tiles along with dark cabinetry and light tops that flow into a dreamy owner's closet that conveniently connects to the downstairs laundry room.

Upstairs are four more large bedroom suites, with two that open to the upstairs balcony, each with its own unique

personality and feel. At the heart of the upstairs is a large yet cozy living and entertaining space with incredible details on the beams in the vaulted ceiling, complete with wet bar and the perfect peloton corner to watch the sunrise while burning some calories.

No detail was overlooked in the design or two-year building process to bring the vision for this dream home to life from a vacant lot in 2017. 501 Ponte Veda Boulevard is available for the first time at \$14,000,000 and is offered by Mike Rolewicz.



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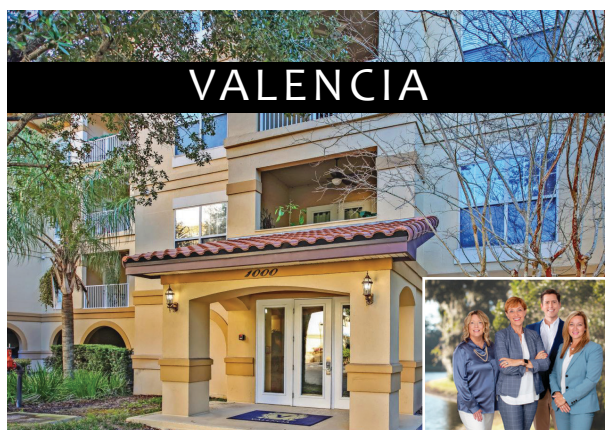
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BEFORE AND AFTER

Marsh Landing home receives coastal modern refresh

By Frank Sutera

Renovation. It's a scary word – one that keeps most of us from undertaking projects for a variety of reasons, whether it's financial, inconvenient, time-consuming, or it just seems so daunting that you continue to talk yourself out of it. Well, I want to tell you that it really isn't as bad as you think.

Just start by getting inspired? Then get started, taking it one step, or room, at a time. (Bonus: you won't believe how much street cred you'll get from your friends and neighbors for doing it yourself!)

Avoiding the project isn't always an option. Sometimes, like for us, it had to be done when we bought our home a year ago in Ponte Vedra Beach. We made the move back home to Florida after 20-plus years in the entertainment industry in Los

Angeles. We landed in the same amazing neighborhood my wife grew up in: Marsh Landing.

We're here for all the reasons you know: schools, community, beach, boating, golf, and, most importantly, proximity to family. We looked all around during a highly competitive market and found that most homes fell into one of two categories: 1) renovated, updated and overpriced or 2) pretty in pictures, but in need of real renovation. Not falling in love with anything we saw in Category 1, we went with an amazing home that firmly fell into Category 2. While beautiful, it was most certainly in need of some love to bring out its potential – something my wife Andrea has a knack for.

While living in LA, we would take on one room at a time in our beautiful 1950s ranch style estate. Andrea would have a vision of what she wanted for each room,

finding inspiration pictures in magazines or online. Then we'd set out to find the pieces to bring her vision to reality. That meant weekend trips to look for tile options, bathroom vanities at local kitchen/bath shops, and of course countless runs to The Home Depot. I would find what guidance I needed from videos on Youtube, the vendors I would bring in for quotes, or by talking it through with the folks at Home Depot when I found the product we wanted to install. Then we'd demo the space and get to work!

We did the same here, but this time with the whole house. As you'll see in the photos, we started with a 5 bedroom + 5 bath, 5,000 square foot home built in 1990 and have completely re-envisioned it as an open, bright and airy coastal modern house we now love to call home.

Before undertaking the reno, we met with several general contractors, estab-

lished builders and renovation companies. What we kept hearing from the pros was to be prepared for things to take so long, that prices were super high for materials, that labor was a real issue that would cause guaranteed delays, and that they couldn't get started for months! Quickly, the TV producer in me took over, and I decided to take on the role of general contractor myself.

I'm not naïve. Living in Ponte Vedra, I expected 'Ponte Vedra Pricing' for everything from plumbing to electrical, but some of the quotes we got were simply outrageous. We've all heard horror stories with permitting; that alone can scare you off a project. But I have to tell you, I got my own permits in one day (not the months I was warned it would take) from the amazing professionals at the St. Johns County Building Department. I just had my paperwork done, had a nice chat, paid my fees, got my signature, and was in and out in a couple hours!

Throughout the process, we took a very hands-on approach with the renovation of our home, which we gutted ourselves. I personally made sure to get bids from at least three vendors for each area needed (plumbing, electrical, structural, cabinets, countertops, etc.). We were lucky in that we landed a great painter from our awesome realtor, Janet Westling.

Every day for months, I would drop the kids off at school and get to work. Demo. Shop. Build. Shop. Install. Shop. Lots of runs to The Depot! But we did it all ourselves. We found ways to save and feel better about what was happening every day. Countless loads of trash from the demolition of room after room





2359 S PONTE VEDRA BLVD

A true oceanfront masterpiece! A residence like no other, this 5 bedroom, 6 bath estate boasts 100 feet of pristine beach frontage and 6,270 SF of luxury living space. As you make your way in you are welcomed by a grand three-story rotunda and immediately struck by lavish finishes and a 1,200 bottle wine cellar with tasting room. Take the winding staircase or elevator up to the main level and enjoy panoramic ocean views from almost every room and the floor to ceiling windows and doors embody the essence of waterfront living indoors or out. The views across the infinity pool to the ocean make for a perfect backdrop as you gather with family and friends. **\$6,800,000**



2375 S PONTE VEDRA BLVD

Lifted from the pages of Coastal Living and perfectly positioned along the banks of the Atlantic Ocean, this 4BR/3.5BA home offers a contemporary oceanfront setting with Intracoastal views. Built with entertaining in mind, this home features well-appointed living spaces, two sweeping oceanfront porches, private beach walkover and a 21' x 21' rooftop deck with panoramic water and preserve views. Passing through the private drive gate you're surrounded by an adventure waiting to happen! Days are well spent in the outdoor oasis and there are plenty of options for year-round entertaining here. **\$3,700,000**



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Refresh

Continued from 38

were hauled away from our garage by a self-employed disposal company I found online. That saved us money and from having ugly dumpsters in our driveway in view of our new neighbors and avoiding any HOA conversations. Through the vendors I did hire I would often get leads to another that I needed, from concrete companies to tiling guys. I slept with the confidence of knowing I had done my own due diligence on who was working on each and every aspect of my home.

You can do more yourself than you think

During the reno, we did things that surprised even us! I learned how to build an archway in a wall separating two rooms we wanted connected. I framed a wall where a wet bar once was. We even made demo a family affair, with in-laws and brothers over to help take out entire rooms!

Now, we of course had our fair share of delays – appliances that took months to get, a built-in fridge that broke on day six, a professional oven/range that was dropped and broken when delivered and had to be re-ordered, kitchen countertops that were cut short – more than once. You just go into these things knowing there will be challenges, and



Contributed photos

with patience and faith you'll come out feeling prouder of what you and your family have done than I can ever explain. So, take a leap of faith in yourself. Get inspired. Get started. And just do it! We did it, so can you.

Some highlights:

- **New flooring and paint** – We tore out the old carpet and dark wood floors and replaced them with light beach-like wood with oversized planks that run the entire first floor. This, along with a fresh coat of Sherwin Williams' Snowbound White paint throughout the house did wonders.

- **Kitchen** – An open approach replaced walls and a wraparound counter with a giant island that flows nicely into the living room. We also built a new pantry where a wet bar once was (I built the wall myself!)

- **Master bathroom** – We removed the sunken tub, raised the shower and left sans doors, and tiled into master closet and up the wall, framing out the new tub.

- **Living room and fireplace** – We removed the old step and built-ins, installed a new mantel and framed the fireplace with a soft white jagged rock-tile that really pops.

- **Family room /kitchenette** – We

I've been asked by several friends and neighbors to help them figure out the best path forward on projects they want to undertake. So now I'm available to help you, too!

- How to approach your project creatively
- Identify what kind of vendor you will need
- How to track down good vendors (i.e. plumbers, electricians, etc.)
- How to go about getting bids
- Review bids to determine what is missing
- Figure out realistic timelines
- Decide just who to hire

Email me at Frank@PVReno.com or call me at 310 365-3569 and we can help!

took down the wall separating rooms and opened it up with an archway, creating great flowthrough and light.

- **Kids' bathroom** – We removed the overhead sconce lighting and unnecessary doorway, opening it up with a half wall separating the new bathtub, updated shower and floor tiling and new fixtures.

- **Office** – We took out the old wood built-ins and replaced them with bright, light paint and white trim.

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New Realtors administration takes over

In a glittering evening event, the Northeast Florida Association of Realtors (NEFAR) welcomed a new administration Jan. 12 at the Jacksonville Marriott Hotel on Salisbury Road.

Nearly 300 members looked on as Dane Leslie of Ponte Vedra, who served as president in 2011 and 2012, presided over the ceremony, installing four new officers and several new directors to head the association, which is the voice of real estate in Florida in 2022.

Mark Rosener, regional vice president of Watson Realty Corp. was installed as president. Diana Galavis, a broker-associate in the Southside office of Watson Realty Corp., is president-elect. Rory Dubin, broker-support manager at EXIT Real Estate, was installed as treasurer. And Tia Vincent, broker/owner at Round-Table Realty Property Management, was installed as secretary.

Lisa Brannon of eXp Realty, Gonzalo Mejia of Watson Realty Corp., Scott Nyman of eXp Realty, Christian Oliva of Watson Realty Corp. in Ponte Vedra, and Lauren Rohman, a broker with Traditions Realty in Avondale, were installed to serve two-year terms as directors of the association.

They will join Andrew Bell, broker/owner of NextHome Assurance Realty;



Mark Rosener



Diana Galavis



Rory Dubin



Tia Vincent

Sonny Downey, president/broker of EXIT Real Estate Gallery; Mario Gonzalez, founder/broker of Navy to Navy Homes; Delmas “DeDee” Harper, broker/owner of Harper & Associates Real Estate; Samantha Heflin, vice president/managing broker at Watson Realty; Jeannette “Jan” Jenkins, broker/owner of Select Home Realty Group; Audrey Lackie, broker/owner of The Legends of Real Estate; Susan Severson, of eXp Realty; Cole Slate, broker/owner of Slate Real Estate; and Jennifer Tossavainen, chief financial officer of Coldwell Banker Vanguard Realty, on the NEFAR Board of Directors this year.

The installation ceremony included a special “passing of the gavel” ceremony

in which 22 Realtors who have served as past NEFAR presidents lined up to pass an engraved gavel to Rosener.

Included in the presidential line-up were William Watson Jr., founder and owner of Watson Realty Corp.; Sam Folds, owner/broker of Sam Folds Real Estate; Russell Grooms of Watson Realty Corp.; Martha Dickerson of Coldwell Banker Vanguard Realty; Cathy Whately owner/broker of Buck & Buck Real Estate; Dee Bumbarger of Buck & Buck Real Estate; Clare Berry broker/owner of Berry & Co. Real Estate in Ponte Vedra; Selby Kaiser of the Legends of Real Estate; Bonnie Siecker, broker/owner of Dames Point Realty Inc.; Jeanell Wilson of All South Realty in Jacksonville

Beach; Milagros “Millie” Kanyar of Watson Realty Corp.; Dane Leslie of Ponte Vedra; Carol Zingone of Berkshire Hathaway HomeServices in Atlantic Beach; Linda McMorrow of The Legends of Real Estate; Sally Suslak of Traditions Realty; Terrell Newberry owner/broker of Century 21 First Coast Realty; Marc Jernigan, broker-associate for EXIT Real Estate Gallery; Jeanne Denton-Scheck of Davidson Realty; Ron Harris, founder and managing partner of Harris Realty Partners; Missi Howell of the Legends of Real Estate; Wendell Davis, owner/broker of PMI Davis Realty; and Beverly Garvin, vice president at Watson Realty Corp.

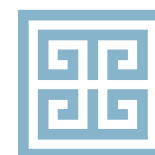
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