

Sand Castles

LUXURY * LIFESTYLE * REAL ESTATE

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May 26, 2022

Welcome to Sand Castles



Janet Westling
Contributing Editor

By Janet Westling

As we get ready to celebrate Memorial Day with all the festivities that surround this holiday, it is important to remember why we honor this day. Founded in 1971 as an official holiday, Memorial Day was designated to honor the heroes that have died serving our great nation. In this Memorial Day weekend issue, which unofficially marks the beginning of the summer season, we take a look at some fantastic properties currently on the market. They are represented by Ponte Vedra Beach's most reputable firms and outstanding agents in our community.

Our market watch, written by Peter Sherril, team leader, Keller Williams Realty Atlantic Partners, shares his insight and evaluation of the current market. According to Sherril, "The housing market has always been cyclical and remains one of the safest places to invest our money."

Brian Sexton, Jaguars' senior correspondent, is a regular contributor to Sand

Castles. In his story, titled "It's Never Easy," Sexton fills us in on our favorite team, the Jacksonville Jaguars, with his look at the upcoming schedule. I recently hosted football legend and Heisman Trophy winner Herschel Walker with a luncheon at our home in Sawgrass Country Club. Mr. Walker is running for the Senate seat in Georgia, and he was joined by his wife Julia, who is his greatest supporter!

Locally, we have an election for Mosquito Control in the fall and Martha Gleason fills us in on what we need to know about the role of the board who use our funds to get things done. It is a non-partisan position and this look into the workings of the board will be enlightening and hopefully educational!

If you are planning to travel out of our country on a holiday vacation, you will enjoy reading the story Jim Leland shares about he and his wife Kelly's adventure during COVID when they bought an apartment in Portugal online and through great contacts completely

renovated and designed the perfect vacation home from afar.

Maria Wilkes from Berkshire Hathaway recently visited Cabo, Mexico, with her family and writes about a property and resort that she not only owns but represents to potential buyers looking for an amazing retreat to play golf and enjoy the beautiful beaches in Diamanti, west of Cabo! When it comes to new ventures, I can't think of anything more fun than exploring new recipes that Lettuce Do Dinner owner Alice Hickox shares with a new focus are our health and ability to improve it through nutrition. Our home is our castle, and at the beaches it is our castle in the sand. From palm trees to sand dunes, golf courses to resort living, Jacksonville, Ponte Vedra Beach and the beaches communities offer the most desirable living in Northeast Florida!

Janet Westling, Realtor, PA, GRI, CIPS
Berkshire Hathaway HomeServices
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Sand Castles creator and contributing editor
www.sandcastles.com

MARKET WATCH

North Florida continues to attract prospective homeowners

As we progress through the second quarter of 2022, the U.S. housing market continues to report record home prices and low inventory. While these trends continue, there is a sense that the massive home price growth rate may slow in the near future.

According to Lawrence Yun, chief economist for the National Association of Realtors, "Prices throughout the country have surged for the better part of two years, including in the first part of 2022. Given the extremely low rate of inventory, we are unlikely to see prices decline, but appreciation should slow in the coming months."

Inflation concerns and recent rises in interest rates have the potential to curtail demand. As of early May, the average rate of a 30-year fixed mortgage has risen more than 2% to 5.42%. These rising rates limit the borrowing power of potential buyers, which could result in a reduction in home demand.

This March, pending home sales dropped 8.2% when compared to the prior March. Despite these factors, home prices continue to rise. The median

national home price in March rose 16.8% compared to March of 2021. The key mantra for real estate, of course, is "location, location, location," and we all know that North Florida is the greatest place to live in the country.

Our combination of favorable tax structure, excellent business economy, job and wage growth, sandy beaches and sunny skies make us an extremely desirable place to live and work. In 2021, the Jacksonville area saw the second highest "Net Migration In" figure of all large cities in the U.S., behind only Austin, Texas. This measures the number of new people moving into an area, minus the number of people moving out of the area. These new inhabitants to our area, along with our local population that is changing homes, continues to drive demand for our limited inventory of houses.

This is particularly true of the Ponte Vedra/Nocatee area and is reflected in our local statistics. The median home price in March for a home in the Ponte Vedra/Nocatee area rose to \$722,500, up more than \$87,000 from \$635,000 in March of 2021.

Other key statistics that impact the Ponte Vedra/Nocatee include:

- 41.5% of homes closed in March received over the actual list price
- 118 homes closed in March, down 29.8% from March of 2021.
- 117 homes moved into pending status, down from 23.5% from March 2021
- 131 new listings hit the market in March, down 17.1% from the prior March
- At the end of March, there were 140 active homes on the market, a reduction of 22.7% from the prior year.

Our area continues to exhibit a strong seller's market. The current home supply gives the area 1.2 months of inventory, vastly below the six-month supply that is considered a balanced market.

However, this monthly supply is up 10.2% from the same time last year. (Source: Northeast Florida Association of Realtors).

The housing market has always been cyclical and remains one of the safest places for anyone to invest their money. In addition to the pride of owning one's own home and the savings in rent,



coupled with the growth in equity, make home ownership advantageous for most people.

While there are no guarantees, historically a home grows in value by roughly 4% per year. Whether you are considering buying or selling a home, this is a wonderful time to do it; and there is no better location than North Florida and the Ponte Vedra/Nocatee area.

— Pete Sherrill, Team Leader, Keller Williams Realty Atlantic Partners

DESIGN & TRAVEL

Navigating the real estate market overseas

By Jim Leland

Buying a home abroad sight unseen during a pandemic?

Yes, you read that correctly (well not totally unseen thanks to WhatsApp)! My wife Kelly and I did just this in 2020, in the midst of the pandemic, including remodeling the space. Some may think we had lost our mind doing this, but with the right tools, and mostly the right people, you can reach your real estate dreams!

Going back to 2017, we began traveling fairly extensively in southern Europe, always with a mindful eye to find a place that we may want to call a second home. We began to narrow our search after a trip we made to Spain and Portugal, returning to Albufeira, Portugal, the following year for a months-long stay. It was during this month we learned to live like a local and get the feel for a place after all the short-term visitors go back home.



Contributed photo

OVERSEAS continues on Page 16 Jim and Kelly Leland bought and renovated a home in Portugal.



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Seasons of Change

By Alice Hickox,

Lettuce Do Dinner, Personal chef/ wellness and nutrition coach



Alice Hickox
Lettuce Do Dinner

Spring is my favorite season, but then again, I love them all. For now I'm embracing all things spring, the lively season that brings with it telltale notes of all things fresh and new; a beautiful reminder to celebrate all of the good things that are bestowed to us in this life.

Having fought and beat cancer last year, finding the cleanest foods and supplements for my diet became almost an obsession.

I would spend hours and hours researching and tweaking recipes to taste amazing, while also being a powerhouse to healing not only my own body, but those of my clients as well. Sneaking in power foods all day long!

After health struggles coupled with my love as a personal chef led me to dig deep and learn as much about the latest research in the nutrition field — not only to help my own body heal, but to utilize my research in nutrition along with my passion for cooking, and go for all that I love and know in this new season.

So here's what I'm up to now: health and wellness coaching!

This Includes:

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One of the key takeaways I have learned is this: Life is not about living on a diet. It's about learning a new way of eating and living that becomes a lifestyle. It Includes good sleep, stressing less and loving more. It's not about focusing on what we can't have, but on all that we can have! Our bodies are designed to save our lives, so let's help it out and get back to real food in 2022!

Here is a delicious and super easy recipe that is healthy, light and perfectly elegant for a beautiful spring evening.



OVEN-ROASTED SEA BASS WITH GINGER LIME SAUCE AND ROASTED ASPARAGUS

(Prep: 10 min. Cook: 12 min. 2 servings)

- 2 Tbsp fresh-squeezed lime juice
- 2 Tbsp Bragg's Liquid Aminos or Coconut Aminos
- 1 Tbsp chopped fresh cilantro
- 1 Tbsp chopped, peeled fresh ginger root
- 1 Tbsp minced shallot
- 5 Tbsp olive oil
- 2, 6-ounce sea bass filets (each about ¾ inch thick)
- 1 bunch fresh asparagus, tough ends removed
- Salt and pepper to taste
- 1-2 tsp Garlic and Herb Mrs. Dash

Directions:

Preheat oven to 450 F. Mix the first 5 ingredients and 4 teaspoons of oil in a small bowl.

Brush a 9-inch diameter glass pie dish (or rimmed baking sheet) with remaining 2 teaspoons of oil. If using a baking sheet, line with parchment paper or foil. Arrange fish in prepared dish; turn to coat. Sprinkle fish with salt and pepper; spoon 1 Tbsp sauce over each filet.

Toss asparagus in a little olive oil, salt, pepper and Mrs. Dash. On a small, separate baking sheet (or can add asparagus to same pan as sea bass), arrange asparagus so they do not overlap, and roast with the sea bass for the remaining 6 minutes for perfectly crisp-tender.

Roast fish until just opaque in center, about 12 minutes. Top fish with remaining sauce and serve.



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JUST LISTED

719 Spinnakers Reach - Spectacular 1st floor condo has the only elevator in Spinnakers 1 from the garage to the first floor! Completely renovated with stunning details & designer finishes. Oceanfront views from every room. 2523sf, 3 BR, 3BA with the upstairs master & ocean views! Spectacular kitchen overlooking the Atlantic Ocean. Offered for \$3,200,000.



JUST LISTED

826 Ponte Vedra Blvd. - French colonial beauty in PVB with deeded beach access on the Boulevard! Designed to capture the ocean breezes with French doors in every room that open to the ocean in the front & Guana preserve & Sawgrass Golf course in the back. 4260sf, the kitchen, living areas & master suite upstairs all open to verandas. Sold for \$3,600,000.



JUST SOLD

2375 Ponte Vedra Blvd - This oceanfront beauty could grace the cover of Coastal Living magazine! Perfectly located along the shores of the Atlantic Ocean this 4BR/3.5BA coastal contemporary features two sweeping oceanfront porches, private beach walkover and a 21' x 21' rooftop deck with panoramic water and preserve views. Sold for \$3,600,000



JUST SOLD

188 Sea Hammock Way - Stunning oceanfront condo located in the gated seaside community of Sea Hammock in Ponte Vedra Beach. This 2 bedroom, 2 bath condo is completely updated and furnished with designer finishes and details. Sold for \$1,404,000.



JUST SOLD

962 Ponte Vedra Blvd. - Exquisite estate home located on a waterfront lot that measures greater than a half-acre. This 6 bedroom, 5 full and one-half bath home offers stunning sunset and nature views as well as private, deeded beach access across the street. Sold for \$2,400,000.



JUST SOLD

405 Ponte Vedra Blvd. - 100 ft' lot is situated on sought-after oceanfront of Ponte Vedra Blvd. just 2 blocks south of the Ponte Vedra Inn & Club and 2 blocks from The Lodge & Club. Offering 4 BR's, and 4 BA's, this charming seaside home is perfectly laid out in over 2800sf & offers the best of Ponte Vedra Beach living. Sold for \$6,500,000



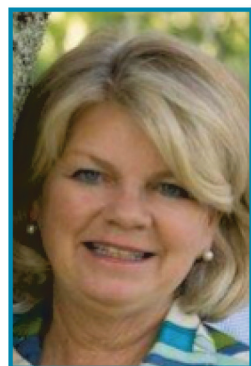
JUST SOLD

262 Pioneer Village Way - 2-story with a Farmhouse elevation and 4BR/3BA, 2299sf. Gourmet kitchen with Quartz counters, beveled glass backsplash, 30" gas range, ss appliances & a breakfast nook. Separate dining. Large 3-panel slider doors take you out to the covered patio with fenced yard that backs to the Preserve. Sold for \$720,000



JUST SOLD

220 Sea Island Dr. - Sawgrass CC! 3BR/2BA, 1965sf house sits on a very private lot with Preserve views. Formal living & dining have high ceilings & look out at the big backyard. Open kitchen & family room create an intimate family space. Large owners suite & bath with soaking tub & walk-in shower. Covered patio adds add'l living space. Sold for \$926,000.



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Overseas

Continued from 13

Albufeira is in the Algarve region of Portugal and it checked many of the boxes (and created some new, unknown boxes) we wanted to check in finding a second home. For starters the weather is ideal for our lifestyle, 60-degree mornings and 80-degree afternoons, no humidity, no cloud — and no bugs! The natural beauty of the landscape is postcard like. The beaches are world famous, and there are 87 Blue Flag beaches in the Algarve alone.

The people are warm and welcoming; we felt right at home immediately. The lifestyle is simple and absurdly affordable. We literally walk everywhere and don't have a car. A fantastic dinner out including a bottle of wine may cost \$35-\$40. I'd go on but I'm afraid more people will want to move here and spoil our secret!

OK, so for these reasons, in some type of COVID insanity, we began exploring homes through an app that allowed us visibility to any properties for sale within our search parameters. We kept an open mind about the current home layout as we remodel homes for a living and figured we could do the same

on any place we might buy. We did hear some horror stories about remodeling in a foreign country even when you were physically there, so doing this remotely would seem slightly insane, but undeterred we plowed on.

We spoke to 10-plus different realtors and saw a few properties via virtual tour on WhatsApp. The buying experience was a learning one. For instance, there is no real equivalent of Multiple Listings in Portugal. Also, appraisals and inspections are not always part of the formalized process. And contractors don't need to have a license or pass any certifications!

These are reasons why you need a top-notch real estate agent, and boy did we find one in Matthew Theunis with Divine Home. Not only did he go to the property for WhatsApp video calls anytime we needed, he connected us to a local attorney (to handle the documents and closing), a remodeling contractor and a property manager to look after the place when we were not there. With all this now in place we closed on our flat and began the next phase — remodeling remotely!

Open floor plans are not the norm in the Algarve. Galley kitchens, large tile floors, big wooden built-in wardrobes and smaller showers are. Having the

vision to see past these minor obstacles and focus on the desired end game, we started to think more about location.

Having spent a month in Albufeira prior to our search was a huge advantage. Our contractor spoke minimal English (but he could email some!), but with Matthew's help on WhatsApp video calls we were able to get specs and measurements for the flat. Kelly was able to do 2D floor plans, and we were off and running.

Down came the wall isolating the kitchen from the dining and living areas. Same for all the entry way series of doors ... gone. We wanted to soften the tile floors in the flat, so we installed luxury vinyl floors throughout. We also increased the size of the master shower by 50% and painted the entire place to brighten it up.

Since Kelly Canada Design + Build + Interiors has its roots in interior design, the real signature touches came when Matthew was able to connect Kelly with Simple Taste, a furnishings company in Albufeira. Kelly was able to do the 2D layouts and choose all-new furniture, lighting, window coverings and accessories. The associates at Simple Taste even took fabric samples over to our flat, to show via WhatsApp how they would look with the flooring

and drapes! If that wasn't enough, the team actually installed all the furniture, window coverings and even the lighting fixtures without an added expense. Not something you experience in the states for sure.

There are some language differences we needed to solve for in remodeling jargon, but one of the biggest differences is the need to convert all your thinking to the metric system, even for the size of a bed, which are not standard U.S. sizes.

We did also bring over four large suitcases of items not readily available in the E.U., like down-based pillows and mattress toppers. These work exceptionally well when you utilize the electric shutters that essentially black out the bedroom at night!

All included, our remodeling investment was about 50% of what it would have taken in the U.S., we now have an amazing, open flat, which is our Happy Place, and also is ideally situated as a launching pad to all of western Europe. Some called us crazy for investing overseas, many more thought this when we did it remotely and over a cell phone, but with the right vision and team around us it worked our perfectly!

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Mosquito Control: Why should you care?

By Martha Gleason,
Candidate for Anastasia Mosquito Control District

As most know, 2022 is an election year, and we citizens are called to vote on everything from who is going to represent us in Congress and in the Senate to which individuals will represent us in seemingly obscure and often misunderstood local elections.

One of the most obscure and least understood races will be the Anastasia Mosquito Control District (AMCD) Board of Commissioners elections. On the ballot this year, there will be two countywide races for commissioners to serve of the AMCD Board. With that in mind, I decided to pen this piece to help you understand why you should care about mosquito control and how it impacts you as a citizen.

If I have done my job right, at the end of this article you will have developed some interest in this obscure government agency and in researching the candidates that will be running for the two seats that are up for election.

What is the Anastasia Mosquito Control District (AMCD)?

AMCD was chartered in 1948 to serve Anastasia Island. In the beginning, AMCD controlled mosquitoes only on a small portion of Anastasia Island (17 square miles), and now AMCD services the entire 609 square miles of St. Johns County.

From 1989 to 2005, AMCD worked out of four stations spaced throughout the county. In 2005, the decision was made to centralize operations. AMCD bought a large plot of land (25 acres) off Agricultural Center Drive, located in the center of the county with easy access to I-95. Construction of the new facil-

ity off Agricultural Center Drive started in 2013. In 2016, all operations moved to the current facility on EOC Drive off Agricultural Center Drive.

In 2018, the AMCD Board unanimously approved the building of a "Mosquito Museum," later changed to "Education Center," to teach people about mosquito control and vector-borne diseases. The budget for the project was initially \$3 million but has escalated since then without much information shared with county citizens about the decision to build the facility or the cost



overruns.

Who governs the AMCD?

The AMCD, a special district, was established under the authority of Florida statutes (Florida Statute 388.0101). Under the statute the legislative intent for the district reads:

"It is declared to be the public policy of this state to achieve and maintain such levels of arthropod control as will protect human health and safety and foster the quality of life of the people, promote the economic development of the state, and facilitate the enjoyment

MOSQUITO continues on Page 22



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JACKSONVILLE JAGUARS

It's never easy

By Brian Sexton



Photo provided by Brian Sexton

The 2022 NFL schedule is out and it's always fascinating to see what the folks who make the schedule think about a particular team.

It might sound conspiratorial, but when a team has a three-game road trip in November or faces defending Divisional Champions in four games of a five-game stretch or they give a team a Monday Night Football game followed by Sunday Night Football less than a week later, it's essentially a challenge to a team the NFL schedule makers want to see prove itself.

They also can lighten the load of some teams with a three-game home stand or a well-placed bye week, somewhere around Week Eight. They can't play with the teams on the schedule, those are set

by a formula, but how they stack them and when they play them and how many prime-time games they play is always on the table and always fun to try and interpret.

So, what to make of the Jaguars fall slate? It's tough to say what the folks in the NFL's Park Avenue offices were thinking when they put together a schedule that on the surface looks brutal for a team with four wins in their last 33 regular season games.

The Jags open the 2022 campaign with three games away from Jacksonville in the first four weeks of the season, thanks for nothing! It begins in Washington on Opening Day and the first bit of drama arrives with the Colts in Week 2 in Jacksonville where they were humiliated on the final Sunday of the 2021 regular season ... think they'll remember who sent them home for the season instead of laying down and letting them walk over the Jags for a trip to the playoffs?

Trips to Los Angeles to face a loaded Chargers team in a stadium where the Jaguars are 0-2 and in a state where



they've only ever won in Oakland followed by a trip to Philadelphia where new head coach Doug Pederson returns home to face a hostile Eagles crowd that once backed him sort of give you a sense of how challenging this season might be.

October gets into full swing with the Texans at TIAA Bank Field and a trip to Indianapolis making three of the first six games important AFC South matchups. It's unusual that the Jaguars would be finished with the Colts by Week 6 but that's the way the schedule falls this fall, and the Colts are followed by the Giants at home and the Russell Wilson-led Broncos at Wembley Stadium in London.

Then, the schedule turns downright ugly. Most folks expect the Raiders — who arrive for a home game in Week 10 — will push for a playoff spot now that quarterback Derek Carr has been reunited with college buddy and All Pro receiver Davante Adams, and a trip to Kansas City in Week 11 will test a young team against one of the very best quarterbacks in professional football, even if Tyreek Hill is now playing in Miami.

The Week 12 bye should be welcome after Arrowhead Stadium, but hold on because the Ravens arrive for a Thanksgiv-

JAGUARS continues on **Page 26**

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Maria Wilkes and her husband enjoyed their trip to the beautiful region of Baja California Sur.



The region is beautiful, both inside and out.



Photos provided by Maria Wilkes
The Baja California Sur region has much natural beauty.

Cabo voyage full of wondrous experiences

By Maria Wilkes

I had the wonderful opportunity to experience Cabo in January with dear friends and couldn't wait to share it with my husband. April was our return trip, and it was even more special than before, as I could share some of my experiences with him whilst creating our own exploration in this vastly diverse and beautiful region of Baja California Sur.

From desert corridors to tropical deciduous forests dotted with exquisite resorts nestled in the coastline along the Pacific Ocean, the region is a feast for

the soul.

Day tripping from our home base in Diamanté, just west of Cabo, beach towns and stunning countryside, to find art galleries, restaurants and amazingly skilled artisans sharing their passions around the square in Todos Santos; then back to Playa Los Cerritos to see surfer pilgrimages dotting the shoreline as we walked the beach enjoying our freshly squeezed margaritas.

One important thing to realize, the people of Baja Sur are wonderful, welcoming and eager to share their wonderful country with us. We so much enjoyed

their hospitality and couldn't wait to return.

Happily knowing that the next three days were filled with challenging and breathtaking golf vistas on the myriad courses we were to play during our stay, we realized only two things we needed to keep on schedule for: our tee times and dinner reservations.

Diamante, boasting two amazingly diverse courses, The Dunes, Davis Love III's design, and El Cardonal, Tiger Woods' design, were exceptional and challenging, leaving you wanting to play again and again. The courses are mag-

nificent and the several "cantinas" along the course kept us well hydrated and satisfied with their handcrafted libations and local fare.

Enjoying the crisp cool air as the sun begins its final decent of the day, the waves seem to recognize this and present us with their most beautiful display of sea spray leaping off the translucent blue arch until its thunderous finish on shore leaving us with anticipation of the next wave ...

My husband and I kick back and smile, as tomorrow, we get to do it all again.

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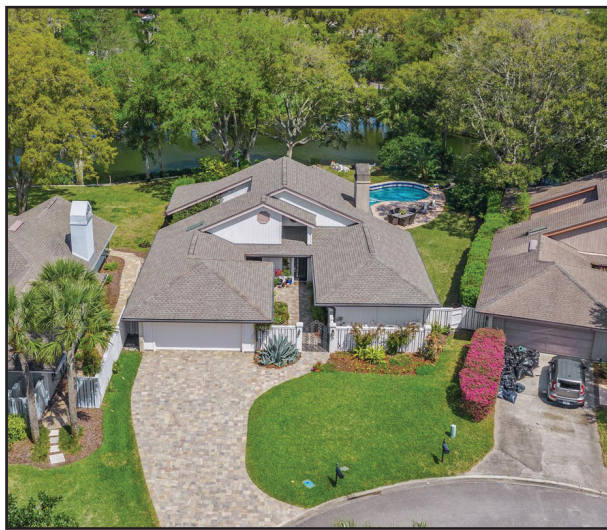


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There is a seamless flow from the kitchen to the dining room to the living room.



12 Spy Glass Lane is located in an enclave of Sawgrass Country Club.



The serene backyard features majestic trees and lakeview.

Contributed photos

Waterfront home available in Sawgrass Country Club

By Jennifer White

Ponte Vedra Beach, located in Northeast Florida, is a seaside haven known for its pristine beaches, Intracoastal Waterway and famous resorts with championship golf. Ponte Vedra is home to the PGA Tour, the ATP, The Player's Championship and several famed private beach clubs and is within close proximity to the renowned Mayo Clinic and downtown Jacksonville, home of The Jacksonville Jaguars.

Ponte Vedra is in one of the wealthiest counties in Florida, St. Johns County,

which boasts A-rated schools that are ranked top in the state.

Now imagine living in the exclusive Spy Glass enclave of Sawgrass Country Club! 12 Spy Glass Lane is a breathtaking three-bedroom, three-bath, pool home located within the prestigious Sawgrass Country Club. This home is a 10-plus, a little slice of Heaven.

Beautifully renovated by local award-winning designers at Nesting Place Interiors, this home boasts bright light, soaring ceilings with accented beams, brick wall accent, shiplap bar and wood-burning fire-

place, custom bookcase in the sunroom, jasmine garden and more.

Walls were thoughtfully removed to open the spacious kitchen and allow a seamless flow from the kitchen to the dining room and the living room. Sit and relax poolside overlooking the serene backyard with the majestic trees and lakeview.

Some of the upgrades and features are: new roof in 2019, two new HVACs in 2020, new light switches and sockets (inside and out) in 2021, and a full remodel in 2015 with all-new slider doors, front

door and some windows, new plumbing in the kitchen and baths, electrical, appliances, exterior paint, custom closets throughout, porcelain and marble floors throughout and water heater.

All three bathrooms are spa-like and are ensuite. Don't miss the outdoor shower as well! The square footage varies from the tax roll and includes the enclosed sitting room.

12 Spy Glass Lane, Ponte Vedra Beach, is offered for \$1,595,000. Represented by Re/Max Specialists PV. Submitted by Jennifer White, 904-446-0495.



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The home at 57 Bent Trail is on an estate-sized lot.



The perfect place to relax after a long day.

Contributed photos

Bent Trail home: where history meets today

By Jennifer Sexton

There exists a unique opportunity in Ponte Vedra, where everything only seems new, but where a fabulous home in a spectacular setting touches the excitement of progress with a slice of the history of Old Palm Valley.

The Ranch at Twenty Mile sits along the old County Road 210, which was once constructed of bricks but was dismantled when the new bridge was opened and Nocatee began to rise just west of the Intracoastal Waterway nearly 20 years ago. Those bricks that once carried residents by horse and buggy to the beach now welcome you home as part of this spectacular neighborhood.

An easy drive from Nocatee or from Ponte Vedra Beach, a winding and paved road carries you in 2022 to 57 Bent Trail where an amazing waterfront home is move-in ready. From the driveway you're just minutes to Crosswater Parkway and the heart of Nocatee to the west or 10 minutes to the gorgeous beaches, incred-

ible dining and shopping of Ponte Vedra.

57 Bent Trail was built on an estate-size lot with beautiful water views that will make even the most hectic commute or difficult day fade away as you walk in the front door. You will enjoy relaxing with a great glass of wine after dinner or sunning on the extended lanai or perhaps stargazing while soaking in the luxury spa/hot tub long after the sun has set.

The home boasts five oversized bedrooms, five-and-a-half bathrooms, an exercise room, an office, a drop zone and a second-story bonus room.

If the kitchen is the heartbeat of a home, then get ready for yours to race as your family gathers in an incredible custom white kitchen. Stacked ceiling height cabinetry makes nearly everything accessible and the under-mount lighting shimmers off the beautiful quartz countertops. A wraparound butler's area and an enormous walk-in pantry are just a few of the features of this kitchen that will make cooking and entertaining a pleasure for your family or the neighbors!

Soaring ceiling heights on the first level enhance all of the spaces, and the abundance of windows and stacked sliding glass patio doors open the home to the outdoors and flood the home with the Florida sun, the best natural light.

The expansive first level master bedroom is breathtaking and boasts a spa bathroom with his-and-her vanities, soaking tub, separate shower and a very large custom master closet.

The first floor has an additional ensuite first-floor bedroom, an office, an exercise room, a drop zone and large laundry.

Upstairs, three more generously sized bedrooms await plus a large bonus room and a second floor covered front porch. The home has extensive storage with large walk-in closets in each bedroom, a three-car side-entry garage and additional garage storage with built-in shelving, including a surfboard rack, drink cooler and mini refrigerator/freezer.

Why wait a year or more to build an elegant, custom home right in the middle of North Florida's most dynamic commu-



The bricks that once brought people by horse and buggy to the beach now greet today's Twenty Mile residents.

nity? Discover where the best of today in Ponte Vedra meets a touch of the past and come home to 57 Bent Trail.

57 Bent Trail, Ponte Vedra, is priced at \$1,749,000. Submitted by Jennifer Sexton of Compass Real Estate.

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Mosquito

Continued from 17

of its natural attractions by reducing the number of pestiferous and disease-carrying arthropods. It is further declared to be the policy of the state to conduct arthropod control in a manner consistent with protection of the environmental and ecological integrity of all lands and

waters throughout the state.”

AMCD is an independent agency governed by a board comprised of commissioners, elected by their constituents to govern the district operations and who operate independently of the St. Johns County Board of Commissioners. This independence from other local governing bodies provides the AMCD board members with a high degree of autonomy to fulfill the mission of the district.

While this independence allows AMCD to operate without the interest, influence and authority of other local governmental bodies, it is such independence that makes it vital for St. Johns County citizens to understand the key role they play in ensuring that the district remains true to its mission, and that it does not expand beyond their mission without citizen approval.

Funding

AMCD largely operates on property taxes levied on St. Johns County property owners. They are to develop financial reserves to ensure continuity of vital quality of life services during economic down-turns and/or disaster.

In the 2014-2015 fiscal year, AMCD approved an increase in the millage from 0.1312 to 0.2450 to help fund a new “Mosquito Museum” and Sterile Insect Technique (SIT) building. The ball started to roll on this in 2020 but was restarted in earnest in 2021 post-pandemic. The museum with its giant mosquito metal sculpture is slated to open in the summer of 2022.

Top 3 things to demand of AMCD Commissioners

- **Fiscally Responsibility:** As a special district, AMCD’s Board of Commissioners is to be fiscally responsible and committed to being good stewards of taxpayer dollars through responsible and lean budget decision-making. AMCD should be spending less on general and administrative expenses than do their counterparts, cities and counties.

- **Accountability:** AMCD commissioners are elected by voters in St. Johns County. Therefore, their performance or lack thereof will be assessed by voters when these officials come forth for reelection.

- **Transparency:** The AMCD is limited in how they can spend taxpayer dollars and is required to be transparent in its financial processes. AMCD is also subject to Florida’s Sunshine, public records, financial disclosure and ethics laws. Citizens should demand that proper notice (not just on their little-known website) is provided to citizens about the proposed annual budget and all projects that will involve significant expenditures by the district. Additionally, projects such as the “Mosquito Museum” should have received sufficient public notice and debate and consideration should have been given to making this a referendum item, instead of leaving it only to board approval.

(Resources: amcdsjc.org and leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0300-0399/0388/0388.html.)



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Contributed photos

This home at 1098 Ponte Vedra Blvd., Ponte Vedra Beach, offers the ideal coastal lifestyle.

Ponte Vedra Boulevard estate offers ideal coastal lifestyle

By Tina Webster

Are you dreaming of a stunning home across the street from the Atlantic Ocean nestled among amazing old oak trees on Ponte Vedra Boulevard? If so, this may be the home you have been waiting for.

This stunning two-story home sits on a large private lot on desirable Ponte Vedra Boulevard and is just steps from the ocean. Enjoy impeccable finishes, from marble counters, hardwood floors throughout, tongue and groove ceilings to custom built-ins.

We all love living in Florida due to the year-round outdoor living, and boy does this home have outdoor space one dreams

of. This is your own private outdoor oasis complete with summer kitchen, stone wood burning fireplace, pool and spa and tons of living space.

What also makes this home a true gem is the detached separate living area/pool house. Escape to read a book, exercise or hang out with friends in the separate pool house with a full bathroom. This could also be used as an in-law suite or a fantastic private home office. On the cool fall nights enjoy a wood-burning fire pit as you watch the sun set on this amazing lot.

Once inside the home you have a private office, beautiful living and dining room, and a wonderful kitchen that is

open to the family room. Sit back and relax and grab a pool cue in the great room with a wall of sliding glass doors to enjoy every angle of your outdoor space.

Head upstairs to your spacious tranquil primary bedroom overlooking the private backyard. Three more spacious bedrooms upstairs make this the perfect home. This home is an entertainer's delight.

If you ever want to leave this magnificent estate, Ponte Vedra Beach has everything you dream of in a fantastic beach life setting.

It 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 tennis 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. John's River is close by in Jacksonville.

If you are looking for the ideal coastal lifestyle in this fantastic private Ponte Vedra Boulevard estate, please give me a call today for your private showing.

1098 Ponte Vedra Blvd., Ponte Vedra Beach, is offered for \$3,400,000. It is represented by Berkshire Hathaway HSFNR and listed by Tina Webster. 904-982-7330



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Even the kitchen has great views of the ocean.



The home features balconies with spectacular ocean views.

Custom home features stunning details, designer finishes

By Janet Westling

A rare find on the ocean in Sawgrass, this spectacular first-floor condo has the only elevator in Spinnakers 1 from the garage to the first floor. This once-in-a-lifetime, unique custom home is completely renovated with stunning details and designer finishes. Interior designer Kelly Canada and her husband Jim helped oversee the renovations, which are simply stunning.

Step inside 719 Spinnakers Reach 1 and experience a spacious, sophisticated and beautifully designed condo and one of only eight Spinnakers Reach condos

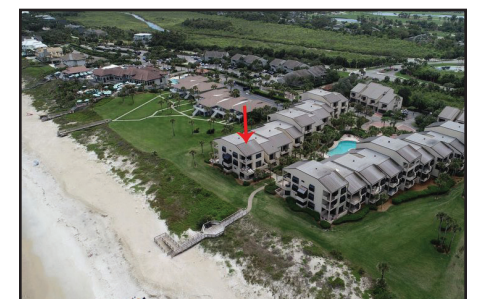
directly fronting the beach in the heart of Ponte Vedra Beach. This first-floor condo is warm and inviting with 2,523 square feet, three bedrooms, three bathrooms and an abundance of ocean views. A spacious, open floor plan with kitchen, dining, breakfast and living room includes oceanfront balconies with spectacular ocean views.

Savor your morning cup of coffee in your spectacular kitchen overlooking the Atlantic Ocean. The kitchen was remodeled by local craftsman Stan Dukeman with a weathered grey finish and quartz countertops. The custom bathrooms fea-

ture beautiful ocean-inspired iridescent glass tiles and quartz countertops. The master bath with custom cabinetry has an unpolished marble countertop with a chiseled edge.

Magnificent oceanfront views await you from every room. The Sawgrass experience offers oceanfront dining, championship golf, a world-class racquet club with 13 tennis courts, fitness center and oceanfront pools.

The unique neighborhood of Spinnakers Reach with its security guard gate, convenient beach access and private pool is just a short walk to the Sawgrass



Contributed photos

This aerial view shows how the condo is placed proximate to the ocean.

Country Club and Beach Club. Sawgrass Country Club is an internationally recognized resort community.



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179 ROYAL PALM DR., PVB
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719 SPINNAKERS REACH
 Spectacular 1st floor condo that has the only elevator in Spinnakers 1 from the garage to the first floor! Completely renovated with stunning details & designer finishes. 2523sf, 3 BR, 3BA. Magnificent ocean views from every room including upstairs master and kitchen. Offered for \$3,200,000.

Call Janet Westling
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826 PONTE VEDRA BLVD.
 A French colonial on one of the most desirable locations in PVB with deeded beach access on the Boulevard! Designed to capture the ocean breezes with French doors in every room that open to the ocean views in the front & Guana preserve & Sawgrass Golf course in the back. With 4260sf, the kitchen, living areas & master suite upstairs all open to verandas. Offered for \$3,600,000.

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 Built in 2020, this 2-story coastal inspired luxury retreat boasts a contemporary open-living floorplan with high ceilings & gracious upgrades throughout. Multiple floor-to-ceiling glass sliders extend your living & dining room into a large outdoor entertaining area with pool, spa, cabana & summer kitchen. This masterfully designed 4510 SF floorplan includes 4BR/4.5BA, great rm, dining rm, office, expansive bonus rm on 2nd floor & 3-car garage. Private gated beach access.

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LAKEFRONT POOL HOME IN SILVERLEAF
 10' & 12' ceilings, wood-look tile flooring and open floor plan. 4 BR 3 BA plus flex space provides ample space for everyone. Gourmet kitchen with SS appliances, huge island with granite counters and walk-in pantry. There's even a whole house Generator! Offered for \$865,000

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 (305) 509-1396

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 Stunning two-story on a large lot on desirable Ponte Veda Blvd just steps from the ocean. Marble counters, hardwood floors, tongue & groove ceilings and custom built-ins. Florida living in your outdoor oasis complete with summer kitchen, stone wood burning fireplace, pool & spa. Separate pool house with a full bathroom. Primary bedroom overlooks the private backyard. Offered for \$3,400,000.

Call Tina Webster
 (904) 982-7330

DEL WEBB PONTE VEDRA CONDO
 2BR/2BA, 1818sf condo with vaulted ceilings in living, dining & owner's bedroom for dramatic flair. Laundry room across from the owners suite. Owner's suite at the opposite end of the home from the guest quarters, both you and your gets are assured optimum privacy. Offered for \$425,000.

Call Deb Pettry
 (904) 716-4953

UNDER CONTRACT

COASTAL POOL HOME
 Located 10 blocks from the ocean, this 3BR/2BA beach cottage provides a sanctuary from the bustle of everyday life. Relax in the large family room, cozy up by a warm fire in the living room. Sparkling swimming pool for cooling off on summer days. Main bath has double sinks & shower. Two other bedrooms share an updated bathroom. Offered for \$700,000

Call Cyndi King
 904-687-8000

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88 COLON AVE., ST. AUGUSTINE
 Charming bungalow built in 1929 just North of downtown St. Augustine nestled in a quiet community situated on two lots! Offered for \$350,000.

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RIVERFRONT SAN MARCO
 Breathtaking sunset views are the backdrop for this beautiful 6BR/5BA home. Hardwood floors flow throughout the downstairs. 6,849 sq ft, 2 offices, 2 family rooms, billiard room & best of all is the massive master suite, bath & generous closet space. Master on first floor with floor to ceiling library stacks reaching to 2nd floor. Bulkheaded, dock & covered boat lift add to the riverfront lifestyle. Offered for \$2,750,000

Call Anita Vining
 904-923-1511

708 SPINNAKERS REACH DR. #708
 Gated 3BR/3BA, 1748 sf villa in much sought-after Sawgrass CC with breathtaking ocean views and private beach access. The sound of the Atlantic Ocean welcomes you to resort living at its best. Walk to the beach, watch the sunrise over the ocean! Offered for \$1,292,000.

Call Karen Franklin
 904-631-0203

A lunch and talk with Herschel Walker



Contributed photos

Herschel Walker and Michael Rutherford are among the guests at the home of Janet and Dale Westling.

By Janet Westling

On March 1, 2022, my husband Dale and I hosted a lunch reception and talk with Herschel Walker at our home in Sawgrass Country Club to a sold-out audience.

Walker announced his run for the U.S. Senate from Georgia on Aug. 24, 2021.

Considered by many to be the greatest college football player of all time, Walker helped the Bulldogs win the 1980 National Championship in his freshman year. This amazing athlete finished his college career by winning the 1982 Heisman Trophy. In 1999, he was selected as the greatest player in college football in the last half-century and was voted into the College Football Hall Of Fame.

Walker gave a wonderful talk on a beautiful Florida day in a perfect outdoor setting. The former Georgia football hero was joined by his wife Julie who has joined him on the campaign trail. This engaging candidate spoke about his faith, his run for the U.S. Senate and why he is in the contest to represent the people of Georgia.

“I am running because it is time for me to get out and fight for our country,” he said. “I have lived the American dream; it is time for me to help someone else. We are all Americans. We need to come together.”



The McClungs pose for a photo with Herschel Walker.



Dr. Alice Reed, Bill Haft and Herschel Walker at the Westling residence.



Local residents welcome football great Herschel Walker to Northeast Florida.



Julie Walker and Monica Jacoby



Herschel Walker shakes hands with Pam Shore.

Jaguars

Continued from 18

ing weekend showdown — which means Lamar Jackson, annually an MVP candidate. December and January feature four road games in the final six of the season, including a trip to face Derrick Henry in Nashville, that rarely ends well for the Jags and a game in Jacksonville against

America’s Team on Dec. 18, followed by a quick turnaround since they play on the following Thursday evening, the 22nd, in New York just before Christmas.

It all ends in Jacksonville against Derrick Henry and the defending AFC South Champions on either Jan. 7 or 8 thanks to the flexible Week 18 scheduling.

I say the fun ends because, as I see this schedule, the folks who wrote it don’t see the Jaguars as a playoff team in Doug

Pederson’s first season. This is the kind of schedule that on the surface seems like they still see the Jaguars as fodder for the powerful AFC teams on the calendar in November and December with the beginning and end of the season away from home so often. Let’s face it, if they were Green Bay, they’d have home games in December, and Aaron Rogers has earned that over his long career.

You never know how it’s all going to

shake out, who is going to stay healthy or who might be missing their starting quarterback, but they certainly didn’t do the Jaguars any favors with this one.

My read on this schedule is the NFL wants to see if they’re ready to turn the corner with Trevor Lawrence and Pederson, and if they can come through this somewhere in the neighborhood of eight wins they might find themselves with a much different kind of schedule in 2023.



This private 4.24-acre waterfront estate is at the end of a winding drive.



The home is positioned for expansive eastern views of the Intracoastal Waterway.



The home has a 25,000-gallon, salt-chlorinated pool.

Contributed photos

Waterfront estate offers unrivaled privacy, serenity

By Elizabeth Hudgins and Sarah Alexander

You'll leave the world behind as you drive down the winding drive to this private 4.24-acre waterfront estate that you get to call home. The Old Florida-style, natural landscape draws you in upon arrival, where you may often spot a wild deer foraging on the land.

This dwelling, unmatched in design and tucked away on a private road of estate homes, is an absolute retreat and unlike any other you'll find in North Florida. The contemporary design is by Dan Owen of Miami, and the home was built in 2003 by the current owner. It prioritizes privacy, serenity, security and sustainability, making this truly a work of

art with impeccable attention to detail. Encompassing 10,956 square feet, the residence was built with ICF construction for security and energy efficiency and features meticulously crafted architectural and interior design elements, the custom-made onyx and stainless-steel front door, the 54 solid mahogany, 2.5-inch-thick interior doors custom made for this home in Peru, the custom Macassar ebony cabinets in the owner's bathroom, just to name a few.

The spacious entry with soaring two-story ceilings in the formal area make for an elegant setting for entertaining.

Carry the party outside for stunning and expansive eastern views of the Intracoastal Waterway with 160 feet of water frontage. Wake up to spectacular sunrises,

as you sip your morning coffee and have breakfast on one of the large, screened porches.

It's perfectly appointed for the year-round outdoor living we are known for here in Florida, fully equipped with a 25,000-gallon, salt-chlorinated pool with hot tub and dock and boat lift so you can travel with ease to St. Augustine or make your way north to the Atlantic Ocean — the choice is yours.

Additional interior features include his-and-her offices, a home gym off the owner's suite, a media/theater room and an elevator access to both floors. Imagine grabbing a bottle of your favorite vintage from the 1,500-bottle wine cellar and heading to the sunken wet bar in the formal living room with floor-to-ceiling

windows overlooking the pool and Intracoastal!

The home is fully automated with a Crestron Home System providing customizable security, audio/visual and climate controls with remote monitoring and control from your smartphone.

There are so many options that you just may choose to live, work and entertain without ever leaving the property. Come enjoy this truly unique private estate just minutes away from the world-renowned Mayo Clinic, the St. Johns Town Center and the Atlantic Ocean.

5147 Dixie Landing Drive, Jacksonville, is priced at \$8,995,000. Submitted by Elizabeth Hudgins and Sarah Alexander of Berkshire Hathaway HomeServices Florida Network Realty.



2359 S. Ponte Vedra Blvd. | \$6,950,000

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.



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The "spool" features jets and a waterfall.



A look inside 116 Yellow Bill Lane.

Yellow Bill Lane home offers great coastal living

Located only 11 miles south of Ponte Vedra Beach, midway between Jacksonville and St. Augustine, lies a treasure unlike any in our area, 116 Yellow Bill Lane in South Ponte Vedra Beach!

Serenata North, a quaint gated community with only 26 homes, presents a chance to live next to, and with nature in the heart of Guana Preserve State Park.

Enjoy being surrounded by tropical

scenery, dazzling views of the Intracoastal Waterway and only a short stroll to the shores of the sparkling Atlantic Ocean with beach access just across the street. This lightly lived-in home was built in 2019, situated on a corner lot with beautiful ocean and marsh views.

Easy coastal maintenance was kept in mind with every detail, including maintenance-free decking, railings, light fixtures and more.

You'll enjoy relaxing in your own backyard oasis while listening to ocean waves on the cool-touch travertine deck with a lovely "spool" that can heat to 102 degrees, featuring jets and a waterfall, an outdoor fire pit and maintenance-free Brazilian IPE wood fencing, and custom outdoor shower.

The first-floor living area is pre-plumbed for a wet bar, and the lanai is pre-plumbed for a propane grill, making this home perfect for entertaining. This home also includes a pre-installed elevator pit, Kinetico water softener, paver driveway and walkway, full irrigation and so much more you have to see in person.

The location of this home provides easy access to the recreation, fine dining and shopping in Ponte Vedra Beach. Or venture south and visit the country's oldest city, St. Augustine, which is home to fabulous concerts, dining, shopping, adventure and fun.

The home offers four bedrooms, three full baths, two half baths, and 3,447 square feet of living space in a well-laid-out floor plan.



Contributed photos

The home is located within the Guana Preserve.

116 Yellow Bill Lane, Ponte Vedra Beach, is priced at \$2,250,000. It is presented by Debi Kopp and Keely Kopp of The Kopp Group with RE/MAX Unlimited.

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Mega Open House weekend is June 4-5

Berkshire Hathaway HomeServices Florida Network Realty is planning its next Mega Open House Weekend for Saturday and Sunday, June 4-5.

The Mega Open House Weekend features dozens of open house viewings of the company's listings of available homes. The listings encompass homes in a wide range of prices, styles and neighborhoods throughout Northeast Florida.

In May, the company's Mega Open House event hosted 20 in-person open houses with virtual open houses on social media to ensure maximum reach and engagement. The company's virtual open houses create tremendous interest and help bring prospective buyers to the in-person open houses. The company's web performance analytics show more than 23,000 visits on social media and more than 4,600 visits on the company's website.

"Many are attracted to our Mega Open House events because the Berkshire Hathaway HomeServices brand is respected for its trust, integrity, stability and the highest work standards," said Berkshire Hathaway HomeServices Florida Network Realty President Ann King. "In our



Contributed photo

Berkshire Hathaway HomeServices Florida Network Realty's Mega Open House Weekend returns June 4-5.

competitive market, our Forever Agents are constantly rewarded for their exceptional service by receiving referrals from both buyers and sellers."

Go to OpenHouseNEFlorida.com for a list of open houses or the company's Facebook page, (facebook.com/FloridaNetworkRealty) and Instagram

(instagram.com/FloridaNetworkRealty) to view the homes virtually during the event.

For more information about Berkshire Hathaway HomeServices Florida Network Realty, go to FloridaNetworkRealty.com.

Custom home a luxury retreat

By Charles Sears

This “Splendor on Sea Glass Way” custom home is situated on a .70-acre corner lot with preserve views and is in Ponte Vedra Beach’s last new luxury coastal communities of custom homes. Location is everything as EvenTide is a short walk to the beach and a 5- to 10-minute trip by car to Sawgrass Country Club and the five-diamond Ponte Vedra Inn & Club. The world-renowned Mayo Clinic, TPC Golf, tennis, fine dining, art galleries and so much more are close by.

The builder for this fine home was longtime luxury builder Arther Ruttenburg. Built in 2020 this coastal-inspired luxury retreat boasts a contemporary open-living floorplan with high ceilings and gracious upgrades throughout. Multiple floor-to-ceiling glass sliders extend your living and dining room into a large outdoor entertaining area with pool, spa, cabana and summer kitchen. Its masterfully designed 4,510-square-foot floor plan includes four bedrooms, four-and-a-half baths, a great room, a dining room, an office, an expansive bonus room on the second floor and a three-car garage.

The great room displays a floor-to-ceiling gas fireplace.

Your dream kitchen with hidden pantry offers a large island with seating and features gas appliances and upgrades galore. Beautiful white counter-to-ceiling contemporary cabinets

adorn this kitchen along with a GE Monogram refrigerator, gas range, two ovens, microwave, dishwasher and farmhouse sink. The kitchen will be everyone’s favorite place to gather as the beauty of lavish quartz countertops throughout the kitchen and the main island continues with an extended seating area with 360-degree views of the chef, television, fireplace and pool.

The first floor boasts a very large owners’ suite with tray ceilings and French doors to the pool/spa area. A lavish spa-like designer bathroom includes a contiguous duo-basin vanity, walk-in spacious shower, garden tub and two large walk-in closets.

The custom stairwell leading to the second floor provides a glimpse of the architectural magnificence of this home and natural light with two stories of windows and a beautiful chandelier gracing your entrance to the next level of elegant living.

This floor includes a large bonus room (16-by-22 feet) that showcases large windows of the coastal scenery surrounding your home and provides you with options of creating your own entertainment area. A private bedroom with spectacular views, and separate full bath and large storage area with closets complete your home.

156 Sea Glass Way, Ponte Vedra Beach, is priced at \$3,495,000. This fine home is offered by Suzanne Cash and Wally Sears, Berkshire Hathaway HomeServices Florida Network Realty.



Contributed photos

This custom home is located on a .70-acre corner lot.

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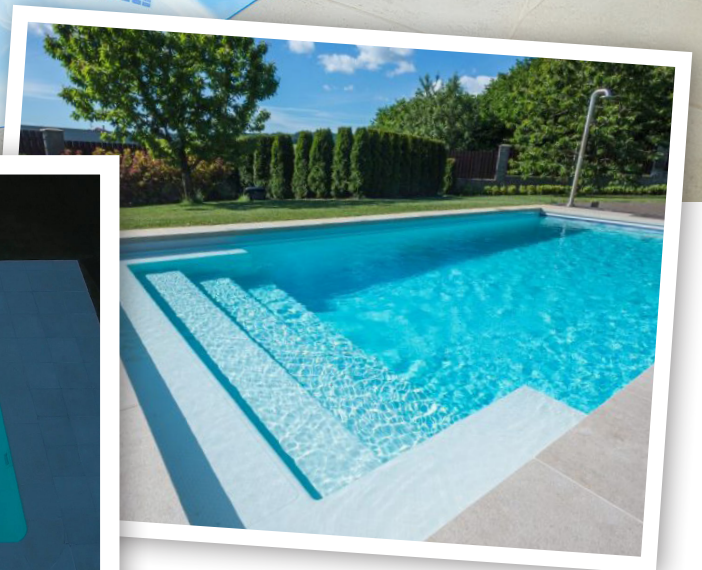
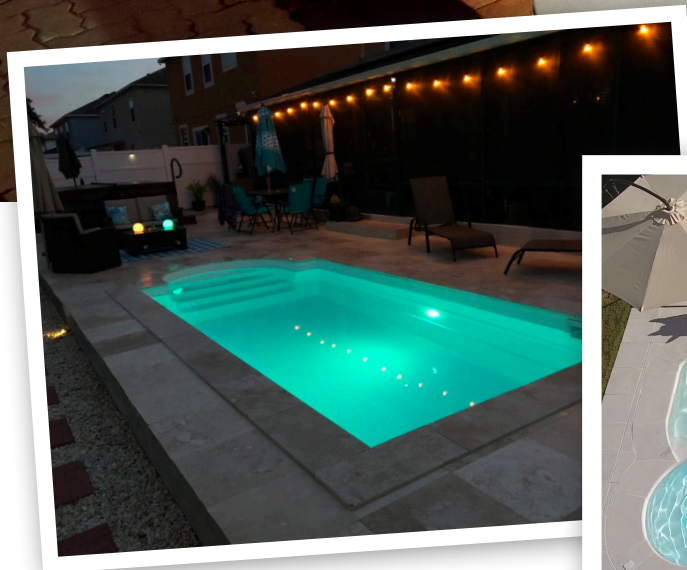
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