

# Sand Castles

LUXURY \* LIFESTYLE \* REAL ESTATE

**ON THE COVER:**  
**An iconic estate in  
Sawgrass Country Club**

*See more on page 38*

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THE  
**RECORDER**  
THURSDAY, OCTOBER 27, 2022

# Welcome to Sand Castles!



**Janet Westling**  
Contributing Editor

## By Janet Westling

Our fall weather has finally arrived, and we look forward to welcoming our Georgia neighbors to the north to Jacksonville and our beaches.

Since 1915, the Florida/Georgia game, sometimes referred to as the biggest outdoor party, has been played, and since 1933 every year Jacksonville is proud to host another successful event for our city. Many fans arrive early to this destination game and our hotels and resorts are filled. Georgia is our No. 1 feeder state for real estate and while we may be rivals on the field, off the field Georgians enjoy our restaurants, beautiful beaches and lifestyle!

## The Jaguars

Brian Sexton of the Jaguars organization begins his story and shares his insight about the playoffs with a question mark. He ends his story with these words. The Jaguars have the best roster in the AFC South. They have the best quarterback in the AFC South. They have the most accomplished head coach in the AFC South. They're not the favorites, yet, but sooner rather than later they're going to start winning the close games and they'll push the Titans

and the Colts out of the way.

## Travel Updates — Italy & Israel

Anne Marie Genusa, St. Johns County lawyer and homeowner of a beautiful Tuscan retreat in Cortona, Italy, shares an update on the beautiful village of Cortona, Italy, that was featured in the movie "Under the Tuscan Sun."

Whether you are planning a trip to Europe, or just want to read about this special spot close to Florence, Siena and Rome, this story will give a local insider's perspective, filled with great ideas for spending time in this special part of Italy.

Kellie Kelleher-Smith shares her story about a recent trip to Israel with a purpose. Kelleher-Smith recounts her visit along with 20 colleagues from around the country who represent the Jewish Federation Foundation professionals, who are supporters of the Emergency campaign. They visited with the Ukrainian refugees who fled their homes in the Ukraine to a safe-haven in Israel and toured a former boarding school repurposed and transformed into a Summer Camp for the Ukrainian children and teens. The generosity of the Northeast Florida community knows no bounds, said Smith, "and I found great hope and renewed inspiration in the great work we are accomplishing here at home and abroad."

## Farm to Table — A Healthy Way of Living!

"Farm to Table is not a new vision," says Chef Shane Chesire of Taste Catering and Barn Yard Farms. "It has been around for decades. Farmers markets have long been an essential part of the farm-to-table vision. Farm to table means harnessing the produce, livestock and seafood of local farmers, ranchers and fisheries. To put it simply, it is buying local and supporting your local community."

## National Speakers and Receptions

On Oct. 2, my husband Dale and I hosted a brunch, book event and interview with Ainsley Earhart, co-host of Fox & Friends and author of the bestselling novel, "I Am So Glad You Were Born," and Fox News' Sean Hannity, at our home in Sawgrass Country Club.

Ainsley Earhart has written four bestselling novels, and this event sold out within days of sending out invitations to friends in our community. Over 275 books were pre-sold and all who attended had the opportunity to meet this New York Times bestselling author and "Fox & Friends" co-host and do some early Christmas shopping!

On Oct. 15, Gov. Kristi Noem of South Dakota held a fundraiser in Ponte Vedra Beach on a Florida tour that

reached out to conservative audiences on the importance of this November election. Her talk was inspiring as she shared her message of getting our country to open energy resources and natural gas to begin to tackle the out-of-control inflation we are dealing with, emphasizing that this should be a priority.

## Real Estate update

Here on our First Coast, John O'Connor with Prosperity Bank gives us an update on the local market watch with some insights on the current market and the buy down initiative to help sellers sell their homes and buyers make a purchase in the ever-increasing interest rate escalation.

People are still relocating to Florida for many reasons. We have an active market with wonderful properties for sale, and in this issue, we hear from 11 seasoned First Coast Realtors who share their listings from ocean to the Intracoastal, the golf course and everywhere in between.

## New business owner on the First Coast: Relocating from California

Real estate around our country has taken a turn in a different direction but here on the First Coast in what many refer to as "Free Florida," newly minted entrepreneurs like Ponte Vedra resident Frank Sutera and his family continue the migration to Florida! "Life at the beach just got a lot easier," said Sutera, "and even more fun thanks to Ponte Vedra Beach's newest and truly brilliant addition to the community ... Ocean Outfitters."

## St. Johns County is the No. 1 school district in Florida

Recently re-elected school board member Kelly Barrera weighs in with a continuing series on the state of our schools and poses the question regarding school overcrowding: How are new schools approved and built — and can we get rid of portable classrooms? This school update will enlighten you about the process and solutions!

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

*Janet Westling, Realtor, CIPS, GRI, Luxury Collection Specialist, Berkshire Hathaway HSFNR, Sand Castles creator and contributing editor. [www.janetwestling.com](http://www.janetwestling.com)*

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**MARKET WATCH**

# Better strategies than reducing the price to sell your home

By John O'Connor

## The Permanent Rate Buydown

Let's say you have a home to sell and the asking price is \$800,000, and you've already reduced it once to get to this point. You're still not getting good offers.

Do you reduce the price another \$20,000? \$30,000?

Perhaps a better option might be to pay points to reduce the rate on the buyer's mortgage, retaining the same sale price and loan amount.

If the interest rate on the \$640,000 30-year fixed-rate loan were reduced from 7.25% to 6.375%, the payment would go from \$4,365.93 to \$3,992.77, a savings of \$373.16 per month. The cost to the seller would be about 2 points, or \$12,800. Much nicer on the seller than another price reduction, yet producing a significant benefit to the buyer, perhaps just the motivation enough to go to contract.

## The Temporary Buydown

Points paid to reduce the rate are sometimes termed a "permanent buydown" because the lower rate and payment run for the entire life of the loan. An even more powerful way to lower the payment is for the seller to buy down the payment in the early years of the mortgage. This is called a "temporary buydown" because the payment reduction doesn't last.

On a 2-1 buydown, the mortgage payment in years one and two are calculated at rates 2% and 1%, respectively, below the rate on the loan.

Using the same mortgage as before, the payment in year one is calculated at 5.25%, which is 2% below the 7.25% rate paid the lender. The payment in year one is reduced by \$832 each month compared to the going rate of 7.25%. In year 2, the payment is reduced by \$425. In year 3, it is back to what it would have been without the buydown, the rate of 7.25% and the resulting monthly payment of \$4,366.

The total cost to the seller is \$15,086, which is still a lot less than a typical \$20,000 price reduction but can be just the attention-getter with its tangible



result enough to encourage the buyer that they can afford to live happily ever after, after all.

Please be advised that the rate buydown strategy can't be deployed on every loan type (conventional loans only) and applicants must qualify within standard mortgage underwriting guidelines. Please feel free to contact me any time for a consultation to determine qualification.

*John O'Connor, NMLS 595659; Prosperity Home Mortgage, a wholly owned subsidiary of Berkshire Hathaway Home Services, Inc.*

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# Local business provides all those things that make a beach visit fun

By Frank Sutera

Ponte Vedra Beach is home to one of the most beautiful stretches of beach in the world, one that attracts families, friends and tourists alike. There's nowhere better to have fun in the sun, riding beach cruisers along the surf, playing cornhole on the sand, drink in hand, while the kiddos conquer the waves on boogie boards.

But getting all that stuff to the beach can be daunting. Wouldn't it be great if you didn't have to resupply all your beach toys, bikes, boards, chairs and umbrellas every time? How much happier would you be to have all that space if you didn't have to find some way to squeeze it all back into the garage?

Life at the beach just got a lot easier, and even more fun thanks to Ponte Vedra Beach's newest addition, Ocean Outfitters.

Catering to locals and serving the year-round beach house rental community, the team at Ocean Outfitters



specializes in delivering beach fun directly to your door. They literally drop off and pick up.

Have visitors coming and need extra beach cruisers, chairs or maybe a giant six-person raft for the kids to ride? How about paddleboards, surf or boogie boards for some fun on the water? They've got it, and more. Enjoy a beach picnic setup or an outdoor movie night complete with a margarita machine package.

And keep an eye out for the Ocean Outfitters clothing and merchandise line, complete with tank tops, T-shirts, cool hats and caps, tote bags, beach towels and koozies.

For more information, go to [Ocean-Outfitters.us](http://Ocean-Outfitters.us).



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**3080 Timberlake Point**

Iconic Estate in Sawgrass Country Club. This property is so unique that it's featured on the front cover! Truly a one-of-a-kind estate surrounded by water and overlooking the south course of Sawgrass Country Club, this home offers nearly 7,500 sqft with most of the living space on the ground level. The outdoor living is as equally impressive as the interior with a private island accessed by a bridge and spectacular outdoor spaces. Full Sawgrass Country Club membership available. This home is also being offered for sale with the adjacent vacant lot for \$5M. 5 Bedrooms, 5 Full Baths, 3 Half Baths, Offered at \$4,300,000

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**248 Canopy Oak Lane**

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# South Dakota Gov. Noem makes stop at Sawgrass home

By Janet Westling

On Saturday, Oct. 15, my husband Dale and I hosted an afternoon reception and talk with Gov. Kristi Noem, candidate for re-election as governor of South Dakota, at our Sawgrass Country Club home to neighbors and friends.

Noem, a former congresswomen, former member of the South Dakota House of Representatives, rancher and South Dakota's first female governor, has a resume that is long and very impressive.

"Not my first Rodeo ... lessons from the Heartland" is the story of her life lived so far.

Noem gave a wonderful talk, posed for photos and spoke about her father's influence on her life, working on her family farm and shared his work dogma: "We don't complain about things, Kristi. We fix them."

Photos by Janet Westling



Local residents Silvia and Derrick Fisher visited the Ponte Vedra Beach home of Dale and Janet Westling recently to meet with South Dakota Gov. Kristi Noem.



South Dakota Gov. Kristi Noem, center, Kelly Cressman, left, and Katie Johnson, right, stand for a photo during Noem's recent visit here.



Local residents visit with South Dakota Gov. Kristi Noem during her recent visit to the home of Janet and Dale Westling. Pictured from left, Nancy Layden, David Johnson holding Abbey Johnson, Gov. Kristi Noem, Katie Johnson, Janet Westling, and Allison Ferebee.



South Dakota Gov. Kristi Noem recently stopped by the home of Janet and Dale Westling.



Corey Lewandowski - former Chair Trump Campaign - 2016.



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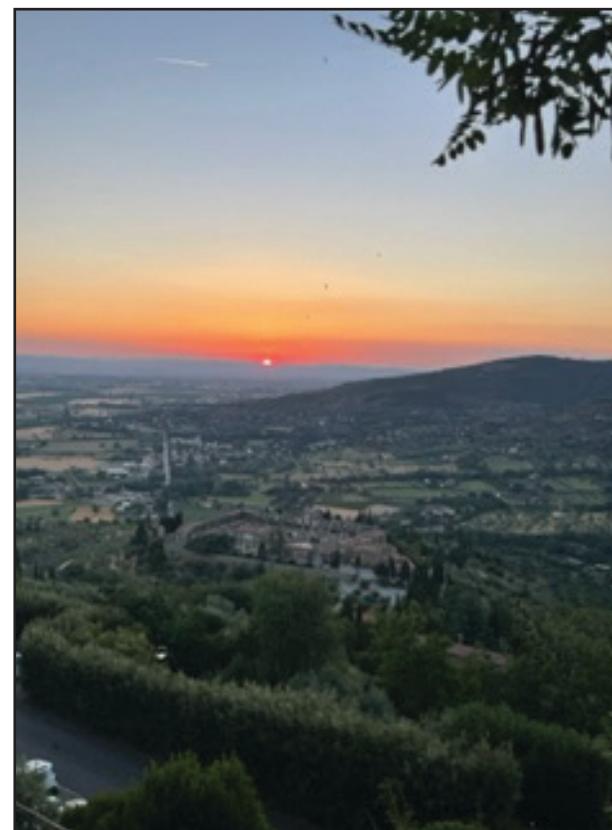
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## Cortona, Italy: More than just under the Tuscan sun

By Anne Marie Gennusa

When one thinks of Cortona, Italy, one can't help but think of Diane Lane, Frances Mayes and the bestselling novel and movie "Under the Tuscan Sun." However, upon deeper look, Cortona is much more.

Cortona is a picturesque hilltop, walled city with a rich Etruscan (B.C) past. Located in the Arezzo province of Tuscany, Cortona is easily accessible from Rome (126 miles) or Florence (65 miles). Day trips to Pienza, Montepulciano and Siena make Cortona a wonderful location to base for any Italian adventure.

Cortona is a melting pot of culture. It has a documented history from as far back as the 7th and 8th centuries B.C. when the Etruscans built the walls that surround the city. Cortona (Corito) has been a Roman colony and Ghibellinian city state (13th century). All of this history contributes to the sights and sounds, which one finds are ever-present while strolling the streets or visiting the shops.

While many travel to Cortona to see the famous "Casa Bramasole," a visit to Cortona is not complete without an excursion to St. Francis' Celle (Hermitage, "Le Celle"). Located a few kilometers from the walled city located off Case Sparse 73, Torreone, Cortona (Strada dei Cappuchini), the views and scenic nature of the valley below are worth the drive.

If you an art connoisseur, make sure to visit "Galleria il Pozzo," located at Via Nazionale 10/12. This is one of the nicest gift shops in Cortona. In Il Pozzo you will find handmade paper, hand-bound books, beautiful art pieces from local artists, as well as hand-crafted frames for those art finds. Ivan, the owner, is a wealth of information regarding Cortona and is proud to show off his Etruscan well "ad ampulla" that has goldfish swimming in it, unaware of the history of where they have made their home.

While in the walls of the city, stop by the Accademia Etrusca (MAEC) in the Piazza Luca Signorelli, 9 next to the visitor center. Here visitors find a very large collection of Etruscan artifacts, including the "Tabula Cortonensis," the third longest Etruscan text, thought to be dated in the 2nd or 3rd century B.C. Plan on spending two to three hours minimum to explore the treasure trove of Etruscan history. You will not be disappointed.



If you a wine sommelier, "Enoteca Molesini" (Piazza della Repubblica, 22) is one of the finest places to purchase drinkable memories of your trip. With hundreds of bottles to choose from, you will be able to sample some of the finest wines from vineyards all over Italy, including Cortona, Montepulciano and Sicily.

Finally, within a few kilometers' drive of Cortona is the Basilica di Santa Margherita (Via S. Margherita, 1) and the Fortezza del Girifalco. Both can be toured during the same visit. St. Margaret is the patron saint of Cortona, and this Neo-Gothic church is dedicated to her. It opened in 1304 and Saint Margherita is entombed within.

After touring the Basilica be sure to walk around the side of it toward the back where the convent is. Be prepared to see one of the most stunning views of Cortona and the valley below. On a clear day you can see for miles with a view of Lake Trasimeno in the distance.

Above the Basilica looms the Fortezza del Girifalco, which is believed to have been built sometime in the 5th or 6th century B.C., although historical records date it at 1258 A.D. Make sure you take the elevator to the top of the fortress and walk around the perimeter to have a bird's-eye view of Cortona and the lush Tuscany valley. Seasonally, there is a cafe on premises that serves sandwiches, cheese/meat boards along with wine or beer. A unique experience, well worth a visit.

While there are many who might say Cortona is only worth a day visit, it would be an injustice not to give it the time it rightly deserves. Cortona, truly is a hidden gem with layer upon layer of history, culture and, of course, wine!

**Anne Marie Gennusa is a local attorney and Italophile. Along with husband Bob Lindsey and their dogs, Ali and Dixie, she owns a second home in Teverina, Cortona.**

# Selling Ponte Vedra Beach - 32082 Florida's Best Kept Secret



**SOLD**

Step inside 213 Sea Island Drive and come home to a spacious and completely updated Sawgrass CC pool home east of A1A with beach access. This spectacular home sits on a large lot on a quiet street in gated community. This home is convenient to the beach, golf course & Sawgrass Village for shopping & dining. Sold for \$2,100,000.



**UNDER CONTRACT**

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 \$2,699,000.



**SOLD**

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 \$2,935,000.



**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



**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.



**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.



**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



**GREAT INVESTMENT PROPERTY**

A superior location, The Colony at Ponte Vedra is 2 blocks to the public beach and this 1,000 sq. ft. first-floor unit is in the building closest to the beach. Unit 104 features an open floor plan with 2 BR/2BA that is a great investment or home. The living room opens to the kitchen and is flanked by built-in shelving and French doors. Offered for \$340,000.



**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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# SJC Schools update from School Board member Kelly Barrera

**Editor's note:**

One of our community's greatest strengths is the outstanding quality of our local public school system. Long ranked as the No. 1 public school system in the entire state of Florida, St. Johns County schools offer our children a well-rounded and academically rigorous education. The tremendous population growth our county has seen, however, has led to concerns about school overcrowding. In the first of a continuing series for Sand Castles, District 4 School Board Member Kelly Barrera answers the question: How are new schools approved and built — and can we ever get rid of portable classrooms?

**By Kelly Barrera**

District 4 School Board Member

In St. Johns County, we are always in the process of evaluating enrollment growth and the need for new schools. Over the last five years, we have constructed six new schools and three school expansions. Recently, we witnessed the opening of Beachside High School on C.R. 210. But even as we celebrate the opening of a school that will relieve overcrowding at nearby high schools, plans are well underway for three new K-8 schools slated to open in the 2024 school year.

This process impacts and involves numerous school departments, including planning, facilities, finance and curriculum. What's more, there are several steps involved before a new school is approved to be built. It's a process that can take eight to 12 months, and the approval process includes both the St. Johns County School Board (SJCSB) and the Florida Department of Education (FDOE).

**Step 1: Monitoring Growth**

The first step focuses on growth. Our planning department works directly with St. Johns County on building permits, approved and pending development and certificates of occupancy. Planning staff also work with developers to ensure that future development projects are factored into student growth plans.

While this local growth information is vital to our planning and operations, the projections that must be used to determine the need for a new school come from FDOE. They produce their own five-year projections for students who will require a physical seat in our schools through the Capital Outlay Full-Time Equivalent (COFTE) determination process. These COFTE projections do not account for students attending virtual classes, home education or who are hospitalized or homebound.

**Step 2: Educational Plant Survey**

Once the COFTE projections have demonstrated a need for a new school, the school district can move to the next step



of preparing an Educational Plant Survey (EPS). If this survey demonstrates that the school district is using all available seats for students to the fullest extent possible, the school district can then secure the revenue needed to fund a new school. This survey is submitted to the St. Johns County School Board and then to FDOE for approval.

During this process, the school district must determine how best to accommodate enrollment growth until the new building opens. Typically, this involves

**SCHOOLS** continues on Page 27



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# Schools

Continued from 26

using portable classrooms, relocatables or villas to provide temporary classrooms for our students until approval of a new school can be built. Because the school district is growing rapidly in several areas, relocatables assist in managing student growth until new student stations are available. As these facilities are leased and not part of a school's permanent capacity, they do not count against our permanent seat utilization. It is therefore not expected that they will be eliminated from our facilities.

### Step 3: 5-Year Facilities Work Plan

Once the EPS is approved, the third step in the process is the completion and approval by the school board and FDOE of a Five Year District Facilities Work Plan demonstrating the need and funding available to build a new school.

If approved, the school district's planning department will begin the process of determining which available school site is the most suited to relieve overcrowding, based on the most recent growth rates, projections, utilization rates and proximity of other school facilities.

The district utilizes prototype designs whenever possible to streamline the school construction process and incorporate past experience to continu-

ally improve school facilities. Once the prototype design has been adapted to the new school site, an RFP (request for proposal) will be advertised for a contractor to build the facility within the cost of construction caps that have been placed on school districts. This step has become more challenging due to increased costs as well as labor and supply shortages. We are now extending the time frame to construct a new school to two years.

Throughout this process, the school district will continue to project growth for the new school site to assist the school board in determining the zoning of students. Since our schools operate on a per-student funding model, a new school must be able to open with a large enough population to support the administration and support staff needed to operate it. We would not be able to financially operate a school without a student body large enough to sustain it.

In coordination with the new school construction plans, school department staff, administration and the school board will work together on a myriad of decisions regarding school administration, academics, electives, after-school activities and culture.

For more information on the process for approving a new school building, go to [stjohns.k12.fl.us/newschools/process-for-approval-of-new-school-construction](http://stjohns.k12.fl.us/newschools/process-for-approval-of-new-school-construction).

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904-993-7766



Contributed photo

The finished dish

## PECAN-CRUSTED SEA SCALLOPS AND MORE

### Ingredients:

- Chopped candied pecans, 1/2 cup
- Sea scallops, 3 10-20 scallops
- Chef's blend microgreens, 3 oz
- Yellow oyster mushrooms, 3 oz
- 1 large fresh local lemon juiced and zested
- Butter, half stick
- Olive oil, 1/2 cup divided
- Salt and pepper to your liking

### Preparation:

- 1) Get your mise en place together.
- 2) Set scallops out to dry and remove the beard. Pat dry and set aside.
- 3) Chop candied pecans reserving three halves for garnish
- 4) Preheat oven to 350 degrees

### Directions:

Toss the yellow mushrooms in olive oil and season with salt and pepper. Place in a shallow roasting pan and roast for 20 minutes; pull out and set aside.

Lightly toss the chef's blend microgreens with olive oil and salt and set aside.

Heat nonstick pan over low heat and add 1/4 cup olive oil.

Pat dry scallops and press the tops of the scallops into the chopped candied pecans; when all the scallops are coated, turn up the heat to medium and begin to sear the scallops when crispy on the tops; turn over with tongs and sear the bottoms. Make sure not to overcook. It will only take a few minutes on each side. Remove scallops from the pan and reduce heat to low; add lemon juice, let reduce for one minute and then add the butter. Swirl it around as the butter begins to brown, and continue to cook for one more minute, constantly swirling. Remove from heat.

Plate your dish and spoon the lemon brown butter onto the plate or over the entire dish. Garnish with pecan halves and lemon zest.

# Farm-to-table means more than healthy food

By Chef Shane Cheshire

Taste Catering

Taste Catering is known for great food. Farm-to-table is often the preferred choice to source and fill its catering menu needs.

Anyone can help make food great again! As one of the chefs of Taste Catering and a local farmer of Barn Yard Farms, I find it an easy choice to live healthier — not to mention supporting our local ranchers and small farms, such as Barn Yard Farms.

When food tastes good and is nutritious, we are more likely to choose wisely when faced with the decision of what's for dinner. That is why we see a lot of significance in the farm-to-table vision as a fantastic opportunity to unite the best in restaurant fare, family meals and our community.

A good plan for healthy eating makes it easy to source most of your family's meals. All you have to do is visit any of your local farmer's markets or directly reach out to your local farmers, and now there's such a thing as virtual farmer's markets where you place an order, and it is delivered to your front door with a weekly subscription.

Participating in your local community farms and markets will bring you a tremendous sense of community and satisfaction.

### So what exactly is farm-to-table?

Farm-to-table is not a new vision; it has been around for decades. Farmer's markets have long been an essential part of the farm-to-table vision. Farm-to-table means harnessing the produce, livestock and seafood of local farmers, ranchers and fisheries. To put it plainly, it is buying local and supporting your local community.

Did you know most produce loses its nutrients within 24 hours of harvesting? Yeah, that's right! So, get out to your local markets and get the freshly harvested things you need to give your family the best quality they can have.

### Why is it so important?

For one thing, it promotes healthier eating and living. By sourcing locally, chefs, caterers and families can get their ingredients quicker while at peak freshness and full of nutrients. Consumers get it. Food tastes exceptionally better and contains natural vitamins and nutrients that promote better health and healing when fresh off the farm.

### The advantages of farm-to-table go far above a great meal.

Farm-to-table benefits the chefs and consumers and has excellent value to the community. The local economy is strengthened by buying from local farmers, ranchers, farms and fisheries. Farming in the U.S. has been steadily declining over the last 90 years due to cheaper imports of produce, seafood and meats from other countries.

Imported produce, seafood and meats require freezing or additives for preservation. In addition, international sources are hard to track regarding growing and livestock raising health and food safety practices. When we buy internationally, it costs more, the food is not as fresh, and there are real concerns about food safety.

The farm-to-table concept is changing how we value what we eat. By encouraging more local sourcing, we are seeing sustainable farming again on the rise. The support is growing, not just with consumers but in every aspect, from local economies to community life.

Let's support healthy living and make food great again! Support your local small farmers and live well. From Taste Catering and Barn Yard Farms to your table, I wish you all well, and God bless!

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**JACKSONVILLE JAGUARS**

# Playoffs?

The Jaguars 24-0 shutout of the Indianapolis Colts last month was more than just their first win of the season. It was more than a second consecutive win in front of the home crowd and more than Doug Pederson's first win since taking the reins in January.

That was a passing of the torch. The Colts were thought to be the best team in the AFC South and the favorites to win the division. The Jaguars have passed them, especially with the recent benching of quarterback Matt Ryan.

The Titans were the best team in the AFC South last season. They're the reigning division champs and they're still the team to beat but they're hardly the same team that a few seasons ago pushed the defense down the field either with the right arm of quarterback Ryan Tannehill slinging the ball to AJ Brown and Corey Davis or riding their bulldozer of a running back Derrick Henry right through the teeth of any defense in the game. Tannehill lost another home playoff game and the Titans drafted a young quarterback early last spring which does nothing to shore up his position as the man in Nashville. Now both of his big, tall, fast, receivers are gone and Henry can't beat all eleven defenders by himself. He's still a force to be reckoned with but that foot injury can be an indicator on a big back, he's dealt out a lot of punishment over the last

three years and he's taken as much back as well. Seven years is an eternity for a running back in professional football. Plus, the Titans have already lost their best pass rusher and best pass blocker and they just don't have the swagger like the bullies on the block any longer.

The Colts have a nice roster but without a quarterback they're trying to hold it together with chewing gum and baling wire. For the third consecutive season the brain trust in Indianapolis reacted to market forces instead of taking decisive action. Do you think they thought Carson Wentz was going to take them to the Super Bowl? Or were they just hoping? Ever since Andrew Luck walked away from the game the Colts have tried to fill his chair with aging signal callers trying to hold on. Phillip Rivers couldn't do it and so far Ryan doesn't look up to the job. That leaves Jonathan Taylor, the NFL's leading rusher from last season, to do as Henry is doing, fend for himself. Other than a big day against the Texans he's looked lost against defenses who are worried only about him.

Plus, that talented roster suddenly has holes. All Pro guard Quentin Nelson got paid big money and has been manhandled at the line of scrimmage this season. All Pro

Photo provided by Brian Sexton



**Brian Sexton**

**PLAYOFFS?** continues on Page 31



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# Playoffs?

Continued from 30

linebacker Shaq Leonard has a bad back and now has a multitude of lingering issues to deal with. They brought in Yannick Ngakoue to compliment second year pass rusher Kwity Paye but Paye has been a disappointment and Ngakoue is a one trick Colt. They also add All Pro cornerback Stephon Gilmore but he isn't the same guy who won the NFL's defensive player of the year award a few seasons back. If Ryan who is 37 years old could put up points he could cover all the blemishes of their roster but he can't get out of harms way and has already fumbled the ball more than ten times.

It goes deeper than talent. The Colts had every reason to come to Jacksonville and redeem themselves after the Jaguars ended their season in January. They wore that defeat all spring and summer and you would have expected the team that was expected to win the division to make a statement. Instead, they whimpered as they got on the plane ride back to Indianapolis. The Colts, folks, are the AFC South's version of the Tin Man, they have heart issues.

Which brings us to the Jaguars. They've struggled over the last month and have holes to fill but they do have a talented young roster built around the

only young franchise quarterback in the division. The offensive line has played at a high level so far, they have two tight ends to create mismatches, three wide receivers who are in sync with the quarterback and two running backs who can take it the distance. They're not Kansas City or Buffalo talented but they're gaining on the better teams in the AFC. The defense is stacked with run stuffers, pass rushers and cover corners. They have an outstanding punter and a great kick and punt returner.

Then there's Doug Pederson. You don't have to be an expert in football to know that he knows what he's doing. He has two Super Bowl rings from his NFL career, and you can see it in the way he runs his team. He's so calm when they win and even more so when they've lost. He exudes confidence and the players respect him and believe in him and that's the magic elixir for most teams.

The Jaguars have the best roster in the AFC South. They have the best quarterback in the AFC South. They have a defense that should improve as the guys like Travon Walker and Devin Lloyd figure things out as we get to November. They have the most accomplished head coach in the AFC South. They're not the favorites, yet, but sooner rather than later they're going to start winning the close games and they'll push the Titans and the Colts out of the way.

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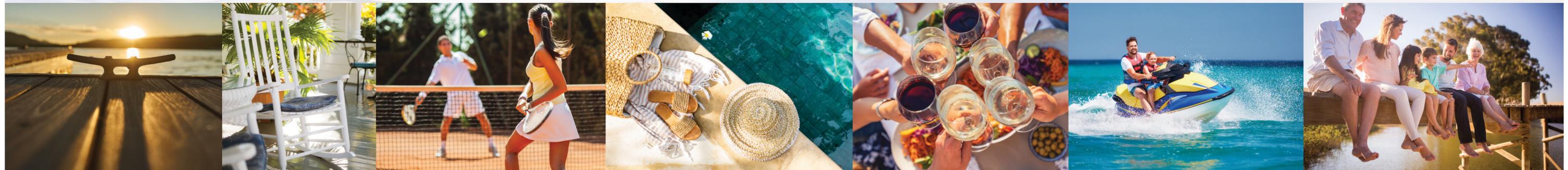
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*Some pictures used are not photographs of the community but are used to illustrate lifestyle only. \*Dock permits are subject to approval by relevant governing agencies.*



# Ainsley Earhardt and Sean Hannity sign in at Sawgrass

By Janet Westling

On Oct. 2, my husband Dale and I hosted a brunch, book event and interview with Ainsley Earhardt, co-host of FOX News Channel's "Fox & Friends" and author of the bestselling novel, "I Am So Glad You Were Born," and FOX News' Sean Hannity, at our home in Sawgrass Country Club.

Earhardt has written four best-selling novels, and this event sold out within days of sending out invitations to friends in our community. More than 275 books were pre-sold and all who attended had the opportunity to meet this New York Times bestselling author and "Fox & Friends" co-host and do some early Christmas shopping.

Ainsley and Sean posed for photos, greeted everyone and gave a wonderful talk on a beautiful Florida day in a perfect outdoor setting. This genuine and natural speaker made quite a connection to her audience as she responded to questions in the interview from Sean about her life, her daughter and her spiritual journey on the way to her career as an award-winning FOX News morning host and author.

"I Am So Glad You Were Born" is a testimony to life and the lives of all children.

According to Earhardt, "Kathy Doocy, wife of my 'Fox & Friends' co-anchor Steve Doocy, also inspired me. Whenever there is a birthday for someone on the 'Fox & Friends' set, I like to say, 'I'm so glad you were born.'"

"After saying that, the crew would always erupt in laughter because it was a phrase that they had never heard before.

"Kathy Doocy said that I should write a children's book on why I was so glad that every human being was born."

In addition to writing books and co-hosting "Fox & Friends" morning show, she hosts "Ainsley's Bible Study," streaming on Fox Nation. "I'm So Glad You Were Born" recently reached No. 1 on the New York Times bestseller list for children's picture books.

Photos by Janet Westling



'Fox & Friends' co-host Ainsley Earhardt and Dale Westling at the Westling home.



'Fox & Friends' co-host Ainsley Earhardt, left, and FOX News' Sean Hannity, right, pose with Lisa Delacruz during a recent visit to Ponte Vedra Beach.



'Fox & Friends' co-host Ainsley Earhardt, center, pictured here with Emily Campbell, left, and Susan Woodburn, right, visited Ponte Vedra Beach recently, along with FOX News' Sean Hannity. Guests of hosts Dale and Janet Westling had an opportunity to meet the famous media personalities.



Ainsley Earhardt, left, is the author of "I Am So Glad You Were Born." She poses here with Kandi Nawrocki, right.



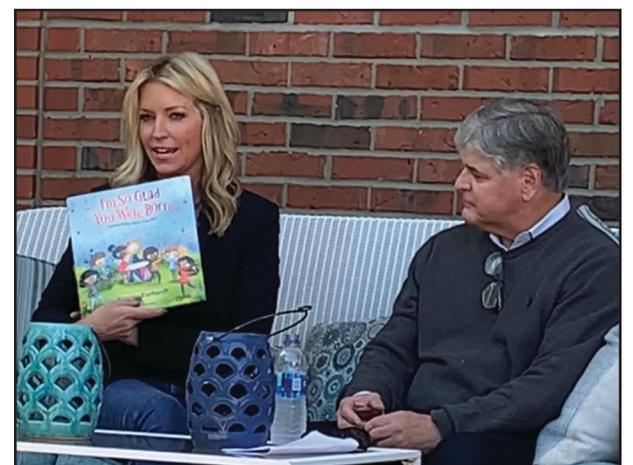
Leslie Miro, talk show host Sean Hannity and Lonnie Smith, pictured from left.



'Fox & Friends' co-host Ainsley Earhardt and Janet Westling at the latter's home.



Sean Hannity poses with the Lee family, Vickie and Sung with their two sons, during a recent visit to Ponte Vedra Beach.



'Fox & Friends' co-host Ainsley Earhardt talks about her book, "I Am So Glad You Were Born," as Sean Hannity looks on.

Contributed photos



This home at 930 Ponte Vedra Blvd. is stunning to behold.



The kitchen flows effortlessly into the dining room and opens to the outdoor deck.



The pool and deck are resort-worthy.

# Contemporary-style home is icon of luxury

By Lisa Barton

Lisa Barton Team

This stunning, contemporary home at 930 Ponte Vedra Blvd. is truly a masterpiece. Situated across the street from the beach and backing up to the Guana Preserve, the location couldn't be more convenient. This home was created by local architect Mark Macco, and the interior and exterior spaces blend together, offering stunning natural views through the walls of windows.

Ample gallery space is perfect for special artwork. The polished concrete floors create a contemporary feel while still retaining character and warmth.

Each and every detail is purposeful (and perfect). The gourmet kitchen offers all the high-end appliances you'd expect from a home of this quality and the kitchen's waterfall quartz island is a piece of art. The kitchen and dining room flow together and open to the outdoor deck, which overlooks the pool. This is an ideal entertaining space.

All four spacious bedrooms feature ensuite bathrooms. And the luxurious owner's suite includes a big balcony overlooking the pool and marsh. The elegant bathroom has a "gorgeous tub, walk-in shower and fabulous closet." Of course, there is an elevator and a second-floor laundry for convenience.

Built in 2019 with superior construction techniques, this house features first-floor block construction, hurricane-rated windows, a three-plus car garage and lots of storage space.

The outdoor area is truly amazing and takes full advantage of the natural views with multiple levels of outdoor living space — one can be in, or out, of the sun at all hours of the day. The backyard is completely fenced and offers much privacy. The resort-style heated pool and spa is inviting, especially in the evenings with the custom lighting. A spacious summer kitchen helps make this a wonderful space for entertaining.

Listed by the Lisa Barton Team. List Price: \$4,250,000.

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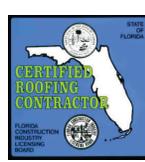
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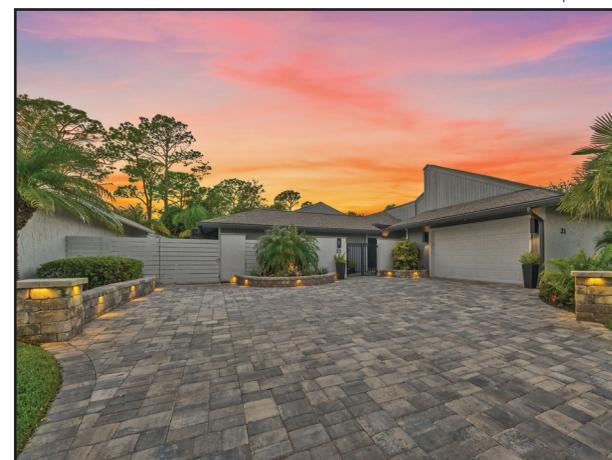
Contributed photos



The kitchen is perfect for entertaining.



The home's design focuses on living spaces.



The house at sunset.

## Looking for turnkey? This stunning Sawgrass Country Club home is it

By Rhonda Gummerman

It's not often a totally renovated, move-in ready home comes onto the market in Sawgrass Country Club. If you are looking to experience the lifestyle that feels like you're on vacation every day, look no further than 33 Village Walk. This single-family home is nestled in the community of Village Walk in Sawgrass Country Club, not far from the community pool and a short distance to the beach.

From the minute one walks into this home one feels comfortable and relaxed. The Florida-style design is light and bright and wonderfully appointed. The home is centered around an expensive kitchen, perfect for entertaining, and open to the family room and dining

area. It also has a large walk-in pantry, butler's pantry and seating area off the kitchen. The vaulted ceilings, skylights and large sliding glass doors let extensive light into the home from all areas.

Whether entertaining friends or just peacefully relaxing at home, you will love the outdoor space here. The backyard has been completely re-designed with lush landscaping, spectacular lighting and amazing paver patios complete with fire pit, multiple seating areas, water feature and an outdoor kitchen. There is also a front courtyard and large screened area off the dining room to sit and enjoy the beautiful evening sky.

Everything was taken into consideration when remodeling this property. The complete renovation took

place in 2020, when the three-bedroom, three-bath home was completely redesigned. The new design and layout of the home focus on three separate living spaces, all with great closet space, natural light and spa-like bathrooms.

If you are looking for a truly turnkey home, you have found the place.

Sawgrass Country Club is conveniently located across the street from the Sawgrass Village with great restaurants and shopping. Ponte Veda Beach is also home to some of the best schools in the state of Florida, has beautiful beaches and excellent golf courses.

This property is listed by Rhonda Gummerman, represented by Keller Williams Atlantic Partners, and is offered for \$1,499,000.

Contributed photos



A view of the front of the house at 886 Ponte Veda Blvd.



The foyer is impressive with its wood beams.



The chef's kitchen with its custom cabinets.

## No details overlooked on Ponte Veda Boulevard home

By Jennifer White

Remax Specialists PV

Welcome home to easterly ocean breezes and perfection: 886 Ponte Veda Boulevard.

This custom-built home featuring five bedrooms, four full baths, a five-car garage, indoor/outdoor living spaces, designer finishes with warm and inviting porches take one's breath away.

Designed by top local design firm, Nesting Place Interiors, the home radiates warmth, charm and class from the moment you pull into the large circular driveway. Take in the natural surroundings as well as the meticulous landscaping as you walk up to the front entry and enter the impressive, yet inviting, foyer.

The fresh, open concept draws one in immediately.

No details were overlooked, from the shiplap accent walls, vaulted ceilings with wood beam accents, custom mantels built from trees that were cleared from the original lot, custom kitchen with Thermador appliances, oversized island with storage galore, custom cabinets, a pellet ice maker, wine refrigerator, recycling chute to the garage, large office space with additional pantry/storage and Paternoster for groceries up from the two-car garage.

The home also features barn doors, a spa-like master bath with steam shower, new fencing, brand new wood floors in the three bedrooms upstairs, new fire/smoke alarm system, custom Lutron lighting, custom window treatments — you name it.

This house has everything one would expect and then some.

And a lot of storage space. In addition to the oversized garages, there are four large, walk-in storage closets on the first floor alone, not to mention numerous others throughout the home. There is an elevator shaft in place and ready for future elevator installation (space currently serves as extra storage on each floor) if desired.

There is also flex space that can be used as additional home office, gym, etc., that has access out to the downstairs covered paver patio that leads out to the side yard or future pool. There are two tankless gas water heaters (the house is connected to natural gas), two laundry rooms, two zoned HVACs and the irrigation runs off deep artesian well. There is also an outdoor shower.

The house is being offered for \$4,200,000.



# BERKSHIRE HATHAWAY

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#### 6222 SAN JOSE W. JACKSONVILLE

8 bedrooms, 8.5 bathrooms, 13,062 sq. ft. Riverfront estate gated with guest house, green house, pool, boat dock & covered lift. Covered parking for 6 cars. Offered for \$7,750,000



**Call Anita Vining**  
904-923-1511



#### WALK TO SAWGRASS VILLAGE

Live the beach life in this 3 BR 2 BA 1667 SF patio home located in L'Atrium. New flooring, interior paint, and epoxy floor in 2 car garage, this home is a short bike ride to the beach or easy walk to shopping, dining, and community pool and tennis courts. 2453 Lorraine Ct. S., Ponte Vedra Beach. Offered for \$545,000.



**Call Cheryl Dolan**  
305-509-1396



**APPEARING ON  
AMERICAN DREAM HOME  
NOV. 30TH AT 9:30 P.M.**

#### PONTE VEDRA BOULEVARD

Ocean views from almost every room, with an enormous wrap-around deck completes this 4BR, 4BA, 2520 SF, 2 car garage home that has been recently renovated! Offered for \$2,250,000.



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

Contributed photos



Unit 104 at The Colony at Ponte Vedra has an open floor plan.



The Colony at Ponte Vedra is a short walk to the beach.

## The Colony at Ponte Vedra — The Perfect location for the Perfect lifestyle

By Janet Westling

Berkshire Hathaway HomeServices, Florida Network Realty

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

The Colony of Ponte Vedra beach, a 100-unit condominium in several buildings located off Corona Road, two blocks to Ponte Vedra Boulevard, is in the center of one of the most prestigious areas in Ponte Vedra Beach!

Built in 1994, minutes from the Atlantic Ocean, The Colony at Ponte Vedra Condo offers its residents a unique opportunity to vacation at home year-round!

A superior location, The Colony at Ponte Vedra is two

blocks to the public beach access and to the Ponte Vedra Beach Lodge & Bath Club Fitness center and pool and just steps to the hotel and ocean. This first-floor unit is in the building closest to the beach.

Step inside Unit 104 at the Colony and experience an open floor plan with two bedrooms and two bathrooms with 1,000 square feet that is a great investment or home. The living room opens to the kitchen and is flanked by built-in shelving and French doors.

Savor your morning cup of coffee in your roomy kitchen and cozy dining space watching your favorite show. Or invite your friends to join you at the beach, just a short walk away.

About 34,000 residents call Ponte Vedra Beach home.

Thousands come from around the world to play on its beautiful uncrowded beaches and enjoy world renowned golf courses and tennis facilities each year. Visitors are often astounded to hear tales of Ponce De Leon landing on its shores as well as German saboteurs during World War II. Its past is intriguing, and its present is exciting!

Walk the beach, watch waves roll in from foreign shores and put a shell to your ear to hear whispers from the past! Then breathe deeply of the ocean breeze and you will catch a hint of Ponte Vedra living, which all will agree is simply the best!

Represented by Berkshire Hathaway HomeServices, Florida Network Realty. Listed by Janet Westling. Offered for \$340,000.

Contributed photos



A view of 3080 Timberlake Point, Ponte Vedra Beach from above.



The home as seen at nightfall



The home is located near the coast.

## An iconic estate in Sawgrass Country Club

By Mandy Morrow

Compass Florida LLC

Not often does an exclusive property like this come on the market. This extraordinary peninsula estate is surrounded by water on three sides and has a private island accessed by a bridge.

Situated on a quiet cul-de-sac and in a prime location within a gated community, the five-bedroom, five-full bathroom, three-half bathroom home measures nearly 7,500 square feet and was thoughtfully designed with hosting multiple generations of family in mind.

As you drive up to the paved circular driveway centered by a majestic magnolia tree, you'll be captivated by the meticulous landscaping and architectural details, such as arched windows and doorways and columns. Enter through the grand foyer

with the stately double staircase and welcoming water to golf views in the distance.

The primary suite is on the ground level and enjoys its own wing with a sitting room/office area that connects to the cheerful sun porch. This spacious suite also features separate his and hers full bathrooms and walk-in closets. Three guest rooms plus a private apartment complete with a kitchenette and full bath are on the second level.

The well-appointed kitchen is light and bright, offers sweeping views of the gardens, and boasts Wolf and Sub-Zero appliances. Entertaining is made easy with the wet bar, butler's pantry and walk-in food pantry. The expansive great room, also providing mesmerizing views, is lined with glass doors and connects to a game room and a formal study.

Simply put, the exterior will take your breath away!

The gardens, patios, terraces, gazebo, arbor, pool with fountain, and private island are a unique combination that the most discerning buyer would only dream of. The constant breezes, the views of the Sawgrass Country Club south course, and side-entry, three-car garage are the "icing on the cake."

This property comes with the option to purchase a Sawgrass Country Club membership and is listed in two ways. For \$5 million, one may purchase the home (includes peninsula and island) plus the adjacent vacant lot measuring a total of 1.1 acres. For \$4.3 million, one may purchase the home that includes the peninsula and island.

3080 Timberlake Point, Ponte Vedra Beach, is represented by Compass Florida LLC, listed by Amanda (Mandy) Morrow.

Contributed photos



The 49 S. Roscoe property, by builder FaverGray Homes, radiates luxury and sophistication.



A view of the home while still under construction offers a look at its proximity to the water.

# A piece of paradise on South Roscoe

**By Jennifer Sexton & Wes Mock**  
Compass FL LLC

In one of the most exclusive areas of Ponte Vedra Beach lies a magnificent home nestled centrally in the community's soul. Roscoe Boulevard in Ponte Vedra Beach is a highly sought-after location for home buyers searching for their piece of paradise within the elegant beach utopia.

The 49 S. Roscoe property, by builder FaverGray Homes, radiates luxury and sophistication. The West Indies architectural-style home fuses together island vibes with a regal design.

This 5,741-square-foot home sits on just under an acre and features five bedrooms

and five-and-a-half bathrooms.

The private drive entryway showcases a large front yard with two-car garages on each side of the home with room to build a guest house or carriage house.

The living room opens to a great room presenting 30-foot vaulted ceilings, large reclaimed beams and ample natural light.

The front entryway and foyer open to a great room with a gas fireplace, kitchen and breakfast area overlooking the beautiful outdoor living space. The kitchen also features top-of-the-line appliances and a spacious butler's pantry.

The first floor highlights a gas fireplace, brick wine cellar, study and laundry room.

The owner's suite is also located on the

first floor and offers two magnificent walk-in closets and a luxurious bathroom. The first floor also includes a powder bathroom and two bedrooms with full bathrooms.

The second floor opens to a loft and two bedrooms with full bathrooms.

The grand outdoor living space is perfect for entertaining and features a pool with a sun shelf and spa, an outdoor fireplace and a summer kitchen.

The home has a breathtaking 100-foot Intracoastal Waterfront view. The other side of the Intracoastal is undeveloped, providing homeowners a peaceful view of undisturbed forest.

FaverGray Homes offers custom-tailored homes to fit their customer's

needs. Their refined process is dedicated to keeping projects on course, with top-quality craftsmanship and custom services that provide a smooth and cost-efficient experience.

Their team specializes in building custom and speculative homes with unique features built around your lifestyle. FaverGray Homes builds homes in Amelia Island, Atlantic Beach, Jacksonville Beach, Neptune Beach, Ponte Vedra Beach and St. Augustine. Already have your perfect property? FaverGray Homes will also build on your land.

49 S Roscoe is offered at \$6,995,000 and represented by Jennifer Sexton & Wes Mock of Compass FL LLC.

## just LISTED

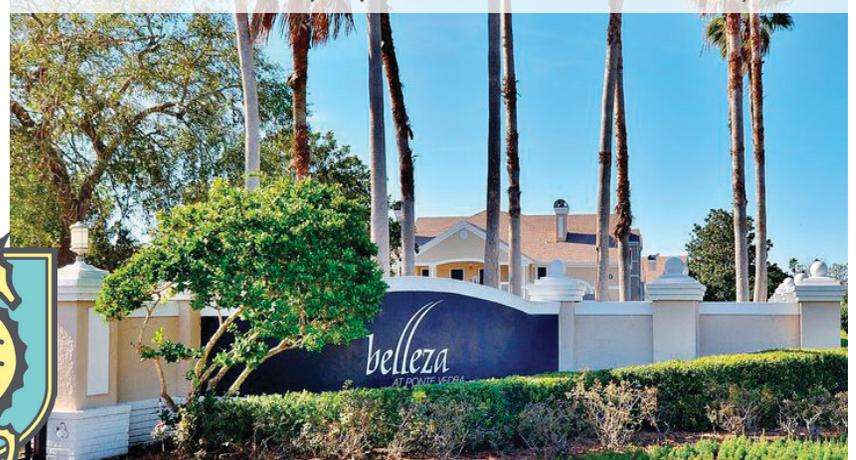
1100 PONTE VEDRA BLVD // PONTE VEDRA BEACH, FL  
\$2,154,000 // MLS#1195899 // LISTED BY CINDI BLAIR  
BUILD YOUR DREAM HOME! LOT LISTED ON MLS# 1170944

5 BEDROOMS 3 BATHROOMS 3,681 SF



300 BOARDWALK DRIVE #113 // PONTE VEDRA BEACH, FL  
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GROUND FLOOR CONDO WITH RESORT STYLE AMENITIES!

2 BEDROOMS 2 BATHROOMS 1,012 SF



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# The Gateway of Hope

*A nonprofit leader's experience visiting with Ukrainian refugees*

By Kellie Kelleher-Smith

On Feb. 24, Russian President Vladimir Putin announced a military operation in Ukraine that would leave the lives of the Ukrainian people scarred for generations to come. Only a few months later, I would find myself listening to their stories firsthand while sitting in a camp for young Ukrainian refugees who had begun the process of building a new life in a new country. Some of us may have heard the quote “Israel is the gateway of hope,” but if we have never visited ourselves, these words can be hard to relate to outside of a religious perspective.

In August, I was given the opportunity to visit Israel for the first time — not with family, but with 20 colleagues from around the country, many of whom I'd only met or seen via a Zoom screen. The trip was meant to educate and inspire us in our careers as Jewish Federation & Foundation professionals. Upon landing at the airport in Tel Aviv, I quickly found a colleague and new friend, Kim from Long Island, and together we made our way to the hotel in Jerusalem. The schedule over the next week was jam-packed with most days beginning at 7:30 a.m. and ending after a dinner/post-dinner session to reflect on our day's experiences. Sightseeing was done primarily through the windows of a bus as we rode to each scheduled mission visit. While I don't have nearly enough space to share with you each of these encounters, I will recount the first morning I awoke in Jerusalem.

We hopped on a bus and drove to what was just four months ago a boarding school and had now been transformed into a summer camp for Ukrainian children and teens. These children had escaped the war in the Ukraine and were welcomed into Israel under similar circumstances to those that had been used to persecute Jews during WWII. They had to answer one simple question: “Do you have a Jewish grandparent?” If the answer was yes, you were invited to begin your new life in Israel. This same question in 1933-1945 brought persecution and death to more than 6 million. Hearing this from the Russian and Ukrainian staff of the summer camp for refugees stirred great emotion within me. Sitting with these young teens as they recounted their journeys of loss and fear, watching their hands tremble as they wiped tears, brought tears to my own eyes. During WWII my husband's grandmother lived in hiding for all of her teen years, being concealed by Catholic nuns in attics and basements — the idea of having to hide and live in fear of death has never been a part of my life.

As we toured the facility, guided by the teens themselves, the mood lifted as we heard music and saw others rehearsing a flash mob dance they had been learning all week. There were more than 100 youth preparing for Shabbat (also known as Sabbath), which is the Jewish holy day which happens every weekend, beginning at sundown on Friday and ending before sundown on Saturday. This is an exciting day and Jewish people look forward to it all week as their day of rest. These youth, many of whom were celebrating this day for the first time, were engaging in the typical summer camp



Photos provided by Kellie Kelleher-Smith

Kellie Kelleher-Smith joined a group of Jewish Federation & Foundation professionals and traveled to Israel recently.



activities we have all experienced. There was a glaring difference, however; these youth were also receiving trauma counseling, medical attention and education in the language and culture of Israel to prepare them for the start of school in their new country. A handful of the children spoke English and sat with us, each sharing their unique, and often heartbreaking, stories of what happened to their families, their homes, their friends and their feelings about their new life in Israel. These resilient youth dreamed of things no different than our own children: Disney World, Jordan sneakers and seeing New York City — but they live very different lives today as a result of the war. This day left the biggest imprint on my heart, soul and mind.

While I didn't see or swim in the Dead Sea, I have plans to return to Israel and do more leisurely activities with my family. Truthfully, I had walked into this without any blueprint or list of expectations for my experi-

ence, but I walked away from this mission with exactly what “the gateway of hope” represents: fresh perspective, renewed inspiration and an even better understanding of the why behind what I do. The Jewish Federation & Foundation of Northeast Florida, through our Emergency Campaign and through our long-term support and investment in Jewish Federations of North America, is helping those children to start over. Our partners in Israel and overseas were prepared to respond to this crisis because of the commitment of so many right here in our local community. The generosity of the Northeast Florida community knows no bounds and I found hope in Israel, for the great work that it is accomplishing, both down the street and across the globe.

If you would like to learn more about the Jewish Federation & Foundation of Northeast Florida and how you can get involved, call 904-448-5000 or email [info@jewishjacksonville.org](mailto:info@jewishjacksonville.org).

Contributed photos



An aerial view of 12 Sandpiper Cove.



A look at the living room of 12 Sandpiper Cove.



The home offers a calming serenity.

# Home offers year-round outdoor living in Sawgrass Country Club

**By Sarah Alexander and Elizabeth Hudgins**

Berkshire Hathaway HomeServices

Sawgrass Country Club is known for its pristine pocket neighborhoods and Sandpiper Cove is certainly one of the most desired. With just 16 patio homes, this exclusive neighborhood offers comfortable living, ample privacy and a calming serenity with gorgeous water to golf views. Located on the point at the end of the cul-de-sac, 12 Sandpiper Cove maximizes all of the above.

It boasts southeastern exposure and expansive water-to-golf views while overlooking the second hole of the South Nine Course. Sit and relax poolside while cooking

in the summer kitchen on the main lanai or enjoying a fire and watching a football game on the winter lanai. One will often be drawn to watching golfers on the tee box or simply enjoy the abundance of wildlife found throughout the day on the lagoon.

This elegant three-bedroom and four-an-a-half-bath home was thoughtfully renovated in 2010 with timeless updates and comfortable year-round living in mind.

Walking through the front door, one is immediately taken in by the abundance of natural light flooding the living room and the soaring 14-foot-plus coffered ceilings. The spacious chef's kitchen is fully equipped with gas cooktop, double oven, large island with bar seating and a wine chiller. Off the kitchen is the family

room featuring custom built-in bookshelves, informal seating and a full bath. The luxurious primary suite has waterfront views, his-and-her custom California Closets, and a spacious bath with water closet. A second bedroom with ensuite bath is also on first floor. The third bedroom is on the second floor with a large picture window overlooking the lagoon, a full bath and extra storage closets.

The square footage varies from the tax roll and includes expanded living and family rooms. This special home is offered for \$2,150,000 and is a rare opportunity to live in a very private enclave in Sawgrass Country Club and enjoy the best lifestyle of the First Coast.



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## Intracoastal Waterway - New Construction

Exclusive opportunity to live waterfront in Ponte Vedra on the intracoastal waterway. This new construction pool home on Roscoe Boulevard features a five bedroom and five-and-a-half-bathroom open floor plan with almost 6,000 square ft air conditioned and nearly 8,000 square ft under roof to enjoy inside and out.

**Offered at \$6,995,000**

The home features a two story great room, sunken wine cellar, breakfast room, study, mudroom, vaulted ceiling & shiplap owners suite, 18x25 pool with spa, painted brick walls with arches, reclaimed barn beams, and so much more! Home is currently under construction with an expected completion in the summer of 2023.

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. This is not intended to solicit property already listed. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

**Call today for more details!**

Contributed photos



The house at 352 Ponte Vedra Blvd. is a desirable place to call home.



The house (in the center) sits facing the Atlantic.



A view of the swimming pool and patio.

# The perfect three season home in Ponte Vedra Beach

By Gwinn Volen

The Volen Group at Keller Williams Realty Atlantic Partners

Introducing 352 Ponte Vedra Blvd. in Old Ponte Vedra Beach, located across from the ocean with a paved beach access.

Just one block from the prestigious Ponte Vedra Inn & Club is this Cape Cod-style home with unique character and design. Bright, warm and inviting, this property is a true “three-season home” with a special place to enjoy every mood and weather.

The front porch is perfect for morning coffee and listening to the waves while the southern-facing pool and yard is a great respite from the winter breezes. And then, of course, there is the back deck where people can sit and watch the sunset over the third green of the Ponte Vedra Inn & Club Ocean Course.

Built in 1994, this home has had significant remodeling

with bespoke features and finishes.

Its beach access across the street is a shell seeker’s dream come true.

What makes this home so special? Location, space for large gatherings and all the finest features.

This five-bedroom, five-bathroom, 5,800-plus-square-foot home is spacious with three ensuite bedrooms down and an upstairs owner’s suite with an eastern-facing sunroom, plus a balcony overlooking the courtyard. A very large guest suite above the three-car garage overlooks the golf course. It includes a kitchenette and is the perfect spot for visiting friends or family. There is more than enough space for everyone.

The kitchen, renovated in 2015 and 2017, is a chef’s delight with the finest Wolf and Sub Zero appliances and sleek quartz countertops. Off the kitchen is a rare southern-facing pool and yard with lush landscaping.

Privacy stretches across the side yard with a graceful bamboo, podocarpus and viburnum green wall.

The house at 352 Ponte Vedra Blvd. is a desirable place to call home. Its character and generous spaces don’t disappoint. The Ponte Vedra Inn & Club, the Jacksonville area’s premier oceanfront club, is a short walk up the street, where one can enjoy the spa, gym, oceanfront lap pool and top-rated golf and tennis.

This property is also just 15 minutes from the Mayo Clinic and 25 minutes to downtown Jacksonville with eclectic restaurants, the Jacksonville Jaguars stadium, museums and everything a person could want in a large city. Head south just 35 minutes and you will be in historic St. Augustine.

The home at 352 Ponte Vedra Blvd. is priced at \$6,795,000. It is listed by Gwinn Volen of Keller Williams Luxury International in Ponte Vedra Beach.

## New Construction



John Merrill Homes

125 OCEAN COURSE DR. PONTE VEDRA BEACH, FL  
4 bed | 3.5 bath | 2,716 sq ft | \$2,257,000

\*Floorplan can be modified to add additional living space. Contact agent for details.



LICENSE # FL CGC1515647 MLS: 1158506



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Many exterior improvements have been made to the home at 185 Laurel Lane.



The home has an open floor plan with 11-foot ceilings.



The home offers a welcoming environment.

# Home offers several amenities

By Anne McCabe

Berkshire Hathaway Homeservices

The home at 185 Laurel Lane, Ponte Vedra Beach, is now available.

There has been a recent price improvement to this beautifully updated contemporary garden home at the Plantation of Ponte Vedra. In addition, the home's exterior has recently been painted, a new driveway and brick courtyard were installed, and new landscaping completes the exterior updates.

Entering the home, one finds that the coastal colors highlight the open floor plan and 11-foot ceilings, to complete the welcoming environment. The kitchen, painted a light gray, has newer stainless-steel appliances,

recently painted white cabinets, new pulls, granite countertops and another separate eating space.

The large primary bedroom with deep-tray ceilings and primary bath is on the first floor. There is direct access from the garage to the kitchen, a separate laundry and large first floor powder room. Upstairs bedrooms, complete with in-suite bathrooms are ideal for family or visiting guests. In addition, there is also an upstairs study or possible fourth bedroom.

This garden home lot is larger than all on the street, which makes it great for children or pets, and the owner doesn't have to worry about a lawn service. The monthly fee includes landscaping, 24-hour staffed security, mail and trash removal for garden homes only. Full golf and

beach club membership begins with home ownership. The Plantation Club has an 18-hole golf course designed by Greg Letsche and Ernie Els. It is well maintained, with only residents admitted for membership, so golfers can deeply appreciate a very private golf experience.

The club offers exceptional tennis, pickleball and croquet facilities and fitness center at the main clubhouse. A mile down the road, there is a private beach house open only to residents. There is a junior Olympic swimming pool, changing area, dining and bar services.

Access and parking are gated. An expanded changing room and dining expansion project at the beach house will begin early in 2023.

Schedule an appointment to learn more.



## Your Luxury Property Specialist

### OLD PONTE VEDRA 547 LeMaster Dr., Ponte Vedra Beach

4 beds 3.5 baths 3,266 SF  
Vacation at home in this beautifully remodeled home in the heart of Old Ponte Vedra Beach. Enjoy deep lagoon views from your private dock in the backyard or a dip in your pool after a long day at the beach. Huge lot with circular drive makes this home true perfection. Just steps from the Lodge & Club and a blocks from the Ponte Vedra Inn & Club This home was completely remodeled top to bottom in the last 5 years. Don't miss this opportunity in Old Ponte Vedra Beach. **Offered for \$3,900,000.**



### PONTE VEDRA BOULEVARD 1192 Ponte Vedra Blvd., Ponte Vedra Beach

4 beds 4 baths 4,234 SF  
Nestled amongst tall oak trees on one of the most desirable streets in North Florida. This spacious Ponte Vedra Boulevard home has incredible sunset views and the ocean breeze blowing from across the street. Tucked back on 1.32 acres on a double lot offering complete privacy. Large kitchen and family room with great views of the pool and entertaining space. Head upstairs with family and friends to enjoy the oversized bonus room and large balcony overlooking the Guana preserve. This is true Florida living at its best! **Offered for \$1,995,000.**



### MARSH LANING 204 North Wind Ct., Ponte Vedra Beach

5 beds 4 baths 4,788 SF  
A tropical paradise in sought after Marsh Landing. This spectacular home is surrounded by beautiful Florida marsh on one of the most private lots in the neighborhood. Enjoy marsh to golf views while relaxing in your pool or while sipping your coffee on your second story balcony. As you enter the home you will see soaring ceilings and great spaces including the exquisite primary suite and large chef's kitchen overlooking the family room. Unwind and entertain friends and family in a large bonus room with a separate oversized en-suite bedroom on the second floor. This home truly has it all! **Offered for \$1,995,000.**



### THE PLANTATION 143 Muirfield Dr., Ponte Vedra Beach

4 beds 3 baths, 2 half baths 3,840 SF  
As you enter the front door of this oasis you are whisked away to the Mediterranean by the calming colors of the custom designed pool and large covered courtyard with spacious seating areas and a summer kitchen. Float your cares away all day while enjoying this private oasis. Truly a decorator's dream from the sleek modern kitchen with large dining room to the spa like primary BR & bath. You don't want to miss this opportunity to live in one of the most exclusive neighborhoods in PVB. **Offered for \$2,090,000.**



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# Local home an example of life on the coast

By Lew Walters and Rosemary Kristoff

Experience Heaven on Earth between Ponte Vedra Beach and historic St. Augustine, a seven-mile stretch of sun-drenched oceanfront property known as South Ponte Vedra Beach.

With the Atlantic Ocean on the east side and the Tolomato River on the west side, the land mass creates a peninsula accessed only from the north by the Mickler Road intersection and the southern tip by the Vilano Bridge.

The drive up and down A1A is a delightful journey for residents and tourists as they decompress from the bustle of St. Augustine or Ponte Vedra Beach.

You are tucked away at the ocean, yet still just under an hour to Jacksonville International Airport and about two hours to Disney World.

There are oceanfront homes on the east side of A1A with Guana River State Park and several clusters of residential neighborhoods and single homes on the west side. The Guana River State Park has an oceanic research foundation, hiking trails, biking, hunting, kayaking and a public boat ramp. There are also beautiful beaches with public access and large parking lots. Enjoy oceanfront dining at the Reef Restaurant or a more casual atmosphere on the west side with sunsets at Cap's Seafood Restaurant on the Intracoastal Waterway.

Midway, you'll find an Exxon gas station with a small general store, and you can pump your gas while looking at



Contributed photo

This home at 2825 S. Ponte Vedra Blvd. is the perfect place to enjoy the ocean

the ocean. For more extensive food and supplies, there is a quaint Town Center in Vilano Beach at Porpoise Point with a Publix Grocery Store, pizza and Asian food and three hotels, all just minutes away.

Real estate has appreciated greatly over the past year all over the country. However, this area in particular is a great value. Strategically located between Ponte Vedra Beach and St. Augustine, the resort rental market is very strong.

St. Augustine benefits from a year-round tourist market. The spring and fall are very busy, especially during the holidays with the "Night of Lights" from mid-November

through mid-January, which continues to draw festive crowds.

St. Augustine is a familiar stopover for bikers and campers headed to Daytona Beach and Disney World. It is difficult to find a large oceanfront property for rent in St. Augustine due to condos and hotels accounting for a greater portion of rentals on the oceanfront. Fortunately, the tourist renters can find the perfect solution in South Ponte Vedra and Vilano Beaches. The airbnb and rental market are strong all year long.

As an example, check out the listing at 2825 S. Ponte Vedra Blvd.

This eclectic beach home was built in the 1970s by a young couple and their architect. This home was built at a 45-degree angle to the ocean to resist storm weather and to give the owner additional living space to enjoy the ocean view.

The home sits at 23 feet above sea level and is protected by a beach bulkhead and mechanical storm shutters. Recently renovated, this four-bedroom, four-bath, two-car-garage home has 2,520 square feet of interior living space. With an enormous wrap-around deck, one can enjoy the sunrise over the ocean in the morning, as well as the sunset over the Guana River Preserve in the evening. A large, screened sunroom overlooks the preserve and serves as a year-round sanctuary.

There is ample parking and the ability to split the home into two two-bedroom and two-bath units, great for multi-generational families and endless rental/airbnb possibilities.

Living at the edge of a continent is one of life's greatest adventures to be shared. A home that has proven its strength through its history is worth its weight in gold.



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Contributed photos



The two-story coach home has two 50-foot boat slips.



A look inside the home at 14350 Marina San Pablo Place.

# A waterfront paradise at Marina San Pablo awaits

By Cici Anderson

Marsh Landing Realty

Aphora at Marina San Pablo is maintenance-free living whether you select a two-story coach home or a high-rise condominium. With a highly desired location along the banks of Northern Florida's lush Intracoastal landscape, a natural wonder is waiting to be discovered.

Marina San Pablo is more than an elegant high-rise condominium with 56 residences and 25 coach homes. This is the lock-and-leave lifestyle that everyone dreams of — from the gated entrance, the exquisitely landscaped grounds and the

private marina to the luxurious open floor plans with designer finishes.

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

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

promenade. Optional 50-foot boat slips are right in the back yard for various types of water sports: boating, jet skiing, kayaking or paddle boarding.

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

A two-story coach home with two 50-foot boat slips — including one right in

the back yard with tranquil marina views — is currently being offered. Built in 2019 with finishes that include hardwood floors, quartz countertops and two private garages. The owners also added extensive pavers providing incredible indoor/outdoor living at its finest with marina and Intracoastal views.

This 2,363 square-foot, three-bedroom, two-and-a-half bath is offered for \$1,299,000. It is located at 14350 Marina San Pablo Place, Jacksonville. This property is represented by MLCC Realty and listed by Cici Anderson and Jenna Fisher.

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