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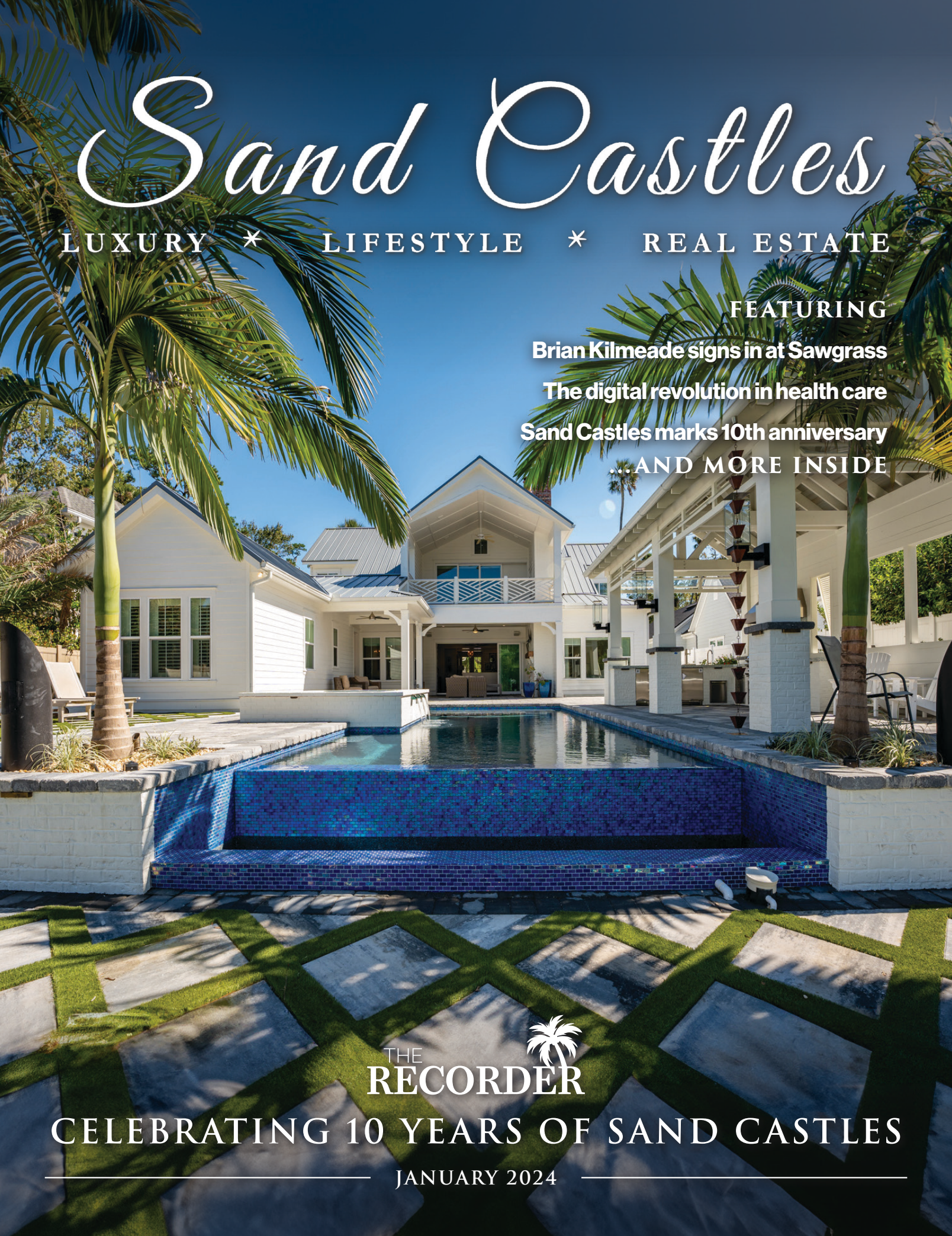
FEATURING

Brian Kilmeade signs in at Sawgrass

The digital revolution in health care

Sand Castles marks 10th anniversary

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The cover features the home
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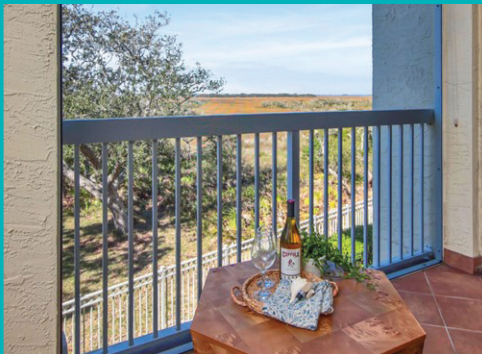
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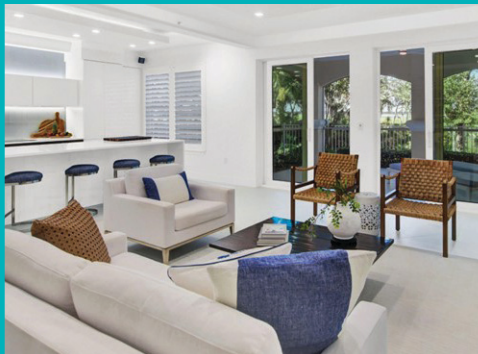
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Our winter issue offers a lot of interesting reading



By Janet Westling

Welcome to the winter issue and our 10th anniversary of Sand Castles.

Famed investor Warren Buffet made sizeable investments in the fourth quarter of 2023 in real estate — with stock in D.R.Horton, Lennar and DVR, Inc. — that all point to his betting big on the housing market in 2024.

Predictions for the new year for the buyer or seller from the empty nester to the baby boomer to the new home buyer in this economy all point to the fact that hard assets like housing seem to hold value in inflationary periods.

Location always matters, and buyers are still looking to Florida real estate for a perfect place to call home, especially here on Florida's First Coast!

Jaguars contributor Brian Sexton shares his insight into the team and its performance with his article, "It takes more than talent."

Our Market Watch by mortgage broker David Johnson of Ameris Bank offers great insight into the pros and cons of using a mortgage to buy a home now or later.

Nine of our local Realtors contribute stories from an oceanfront condo in Sawgrass to a stunning Intracoastal home on the cover to Marsh Landing, Jacksonville Beach. Touring these stunning homes through the Realtors' eyes, words and photos spotlight the wonderful properties on the market today. Sand Castles held a thank you luncheon on Thursday, Jan. 11, with two special guest speakers, Michael Gordon, president of Gate Hospitality, and Kendra McCrary, president of the Women's Board, Wolfson Children's Hospital.

Sand Castles contributing writer Kendra McCrary shares a wonderful patient's story that reinforces the fact that you think you don't need a children's hospital until you need a children's hospital.

Ponte Vedra Plastic Surgery physician Dr. Christopher Bates discusses his practice and the surgery center and gives insight with his article, "Plastic Surgery — Building Confidence from the

Outside In." Dr. Bates joined Ponte Vedra Plastic Surgery in July 2020 right in the middle of the pandemic.

Wallis Brooks, founder and head of St. John's Academy, writes about the classical Christian school in the heart of St. Johns County that teaches children the three-fold path of grammar, logic and rhetoric, which teaches children how to think, not just what to think.

Dr. Shyam Paryani, director of community engagement and director of the Master of Health Administration Program and founder of the annual Healthcare Symposium, shares insight on the "Digital Revolution in Health Care." On Oct. 26, The University of North Florida, Brooks College of Health, a pioneer in digital health, hosted the Healthcare Symposium 2023 with over 40 health care luminaries and 600 registrants over a two-day period. A closing symposium party was held at the beautiful Ponte Vedra Beach home of Drs. Shyam and Sharon Paryani to celebrate the success of the first Healthcare Symposium.

On Oct. 24 in Washington, D.C., the annual dinner for the Daily Caller News Foundation took place at the historic Mayflower Hotel to celebrate Tucker Carlson, Sen. J.D. Vance and philanthropist Gail Jaquish. Development Director Carter Dewitt of Ponte Vedra Beach and Washington, D.C., shares photos about the wonderful evening that included a special appearance and talk by Robert Kennedy Jr.

National bestselling author Brian Kilmeade signed in at the Sawgrass home of Dale and Janet Westling in November for a dinner and talk about his latest novel, "Teddy and Booker T., How Two American Icons Blazed the Path for Racial Equality," to a receptive and welcoming audience.

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

Janet Westling, REALTOR, GRI, CIPS Berkshire Hathaway HomeServices Florida Network Realty Sand Castles Creator and Contributing Editor, Award-winning section www.janetwestling.com.

MARKET WATCH

The pros and cons of using a mortgage to buy now instead of waiting

By David Johnson

Many residents in St. Johns County and Ponte Vedra Beach are wondering if they should use a mortgage to buy a home now or wait it out.

With less buyer demand during winter, motivated sellers are willing to lower prices or offer seller credits to closing costs

and interest rate buydown. Other factors encouraging buyers are builder incentives on new construction, lender incentives such as temporary interest rate buydowns and improving interest rates compared to 2023. Downpayment assistance programs for first-time home buyers are another avenue that helps those who want to buy now.

Those arguing to wait cite high interest

rates and home prices. Prices in the Jacksonville area have not seen a correction from the pandemic, when an influx of new residents increased home values.

Your decision to buy now or wait will also be influenced by your need to sell your current home to qualify

CONTINUED ON PAGE 8 ■

Selling Sawgrass 32082 - Enjoy Seaside Living Year Round



52 South Nine Drive, Ponte Vedra Beach, FL 32082
3 BEDS | 3 BATHS | 2,294 SQ FT | \$997,000

Step inside 52 South Nine Drive and experience a unique custom designed home that is perfect for entertaining family and friends. The cozy entrance to the foyer welcomes you to an open concept dining room, and light filled living room, and sunroom, that reveals one of Sawgrass Country Clubs waterfront views with a Northeastern exposure. This completely updated home with the master on the first floor is simply gorgeous! With 2294 square feet of design this 3-bedroom 2 1/2 bath coastal traditional is light, and spacious, with a unique floor plan that connects the new Chefs kitchen, and breakfast room, to the dining room, office and spacious 2 story living room, with a wood burning fireplace. Just minutes to the beach and golf course you can enjoy country club living that is simply the best!



1545 Harbour Club Drive, Ponte Vedra Beach, FL 32082
4 BEDS | 3 BATHS | 2,238 SQ FT | \$930,000

Charming Sawgrass Country Club home just a short walk to the Sawgrass Clubhouse with deeded beach access. Step inside 1545 Harbour Club Drive to a freshly painted 4 bedroom, 2 and half bath spacious home with stunning water views. The large master bedroom is located on the first floor. This former builder's model home has had one owner and features a living room, dining room, family room, breakfast nook and screened in porch. East of AIA, Sawgrass Country Club, a private member owned club, is uniquely situated in an oceanfront gated community in the heart of Ponte Vedra Beach. Walk to the beach, watch waves roll in across the shore and enjoy the beauty and mystique of the charming seaside neighborhood of Long Cove in Sawgrass!

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MARKET WATCH

CONTINUED FROM PAGE 6

for a new mortgage. This is called a contingency to sell, which brings additional considerations.

If you are in the market to buy, contact your local real estate broker and mortgage banker to get prequalified. The real estate sales associate will then help you find a home based on the prequalification amount.

Another factor that will influence your decision when to buy is the local housing inventory. After all, interest rates don't matter if there isn't a home you want to buy in your price range.

Once you're prequalified, begin exploring interest rate options with your mortgage banker. You may find it's possible to get a short-term buydown at a lower interest rate. Sellers and builders can pay for your buydown. Two options are two- and three-year buydowns. This type of buydown can remove the rush to refinance that has become the popular phrase: "Date the rate and marry the home."

A second type of interest rate buydown is paying points to get a lower interest rate, also referred to as a discount fee, which is paid at closing. This might make sense depending on how long you plan to live in

the home, whether rates decline, and how quickly.

Recent reports of an improving jobs market have tampered down the excitement about the possible early 2024 Federal Reserve rate reductions promoted by Federal Reserve Chairman Jerome Powell in December. The result of an increasingly strong economy is a buyer who is waiting for rates to drop might have to wait longer, per a Breitbart Business Digest article published Dec. 26, 2023. The following is an excerpt from the article.

"The Atlanta Fed's GDPNow is currently estimating 2.3 percent growth for the fourth quarter. In other words, many of the things that were implying a gradual slowing as the fourth quarter got underway are now telling us that the economy is once again accelerating.

Accelerating growth will make it much harder for the Federal Reserve to justify a rate cut early next year. When the Fed meets in January, it will just have received the growth estimates for the fourth quarter. If these exceed what Fed officials expected — as they seem likely to do — the Fed will definitely not cut rates at that meeting. By the March meeting, Fed officials will have the revised figures for the fourth quarter but not yet the first quarter of next year. This means that faster-than-expected fourth

quarter growth will probably also eliminate the chances of a March cut. (Carney, 2023).

The Breitbart article is an example of why waiting doesn't always make sense and reaffirms my opinion to buy now instead of waiting. It's impossible to predict what the future holds for the local NE Florida real estate market. Rates may or may not go down considerably this year, and any gains you make with a lower rate will possibly be offset by a higher sales price. Increased demand after rates drop considerably will create more demand and higher sales prices. Regardless of the timing, buying makes absolute sense if you can afford the home; it's a good investment, and it will improve your, and your family's, quality of life.

Reference:

Carney, J. (2023, December 26). Breitbart Business Digest: Accelerating Economy Plays the Grinch to wall street's rate cut Christmas. Breitbart Business Digest. <https://www.breitbart.com/economy/2023/12/26/breitbart-business-digest-accelerating-economy-plays-the-grinch-to-wall-streets-rate-cut-christmas/>

David Johnson is a mortgage banker with Ameris Bank in Ponte Vedra Beach. His NMLS number is 1446956.

JACKSONVILLE JAGUARS

It takes more than talent



By Brian Sexton

A championship caliber football team needs a championship caliber roster. There are five positions that talent evaluators and roster builders consider to be premium positions: quarterback, left tackle, wide receiver, pass rusher and cornerback. If you have a talented player at all five of these, you're set up to succeed in today's

NFL.

The Jaguars do. Quarterback Trevor Lawrence battled through an injury-plagued season and has plenty of room to grow after three professional seasons. But there is no denying that if he can learn to take better care of the football and manage some situations better than he did in 2023 he will be the player the Jaguars need to reach the next level of performance.

Count me among those who believed that left tackle Cam Robinson was a good player but not a great one and with a nearly \$23 million cap figure in 2024 he would be replaced by either Walker Little or a draft choice. Not so fast. Robinson has all the measurables on the field and when healthy he has played to that level. But it's his intangibles that speak the loudest. The Jaguars won when he was on the field in

2023 and they lost when he wasn't. He's a good player and a great teammate and the Jaguars can count on him in the future.

We've seen what wide receiver Christian Kirk means to the offense by his absence this season, the Jaguars lost four consecutive games after his core muscle injury in December. The same can be said of fellow receiver Zay Jones who missed eight of the first 16 games with knee and hamstring injuries and we never really had a good look at how those two meshed with Calvin Ridley. The thought here is that together they're a formidable group that can power the passing attack in future seasons.

Josh Allen set the franchise record with 16.5 sacks in 2023 and on the other side of the field Travon Walker broke

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Wine Fiesta Tour visits Ponte Vedra

Contributed photos

I Selvatici Winery vintner Giuseppe Sala, a fifth-generation wine maker and owner of his family-owned winery in Tuscany, arrived in Ponte Vedra for the North Florida leg of his U.S. Wine Fiesta Tour on Jan. 12, at the Westling home in Sawgrass.

“I am so excited and honored,” said Sala, “to introduce my family wines on my Wine Tour 2024 that is completely sold out with 33 wine dinners in 11 weeks from Florida to California.”

The last stop on the wine tour ends in California with

CONTINUED ON PAGE 10 ■

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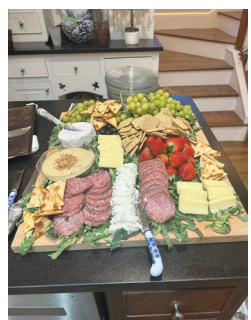
INGREDIENTS:

- Fresh Basil — 2 ½ to 3 cups small basil leaves
- Garlic — 1 fresh garlic clove
- Pine Nuts — 3 tablespoons
- Olive Oil — ½ cup of olive oil
- Parmesan Cheese — 6 tablespoons, grated
- Salt — pinch of fresh fine sea salt



DIRECTIONS:

Combine pine nuts and garlic with 2 tablespoons olive oil and fresh basil with two teaspoons of parmigiana into the food processor. Grind and add more basil and parmigiana as needed with another 2 tablespoons of oil. Slowly stream in the rest of the olive oil. Season with a pinch of salt. Store in a jar and refrigerate until ready to use.



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GUEST COLUMN

The digital revolution in health care

By **Dr. Shyam Paryani**
Contributed photo

Nearly half of all adults in the U.S. (117 million people) suffer from chronic conditions with nearly 58 million suffering from two or more. Today, 86% of the total cost of U.S. health care is related to these chronic diseases. Heart conditions, chronic obstructive pulmonary disease, asthma and diabetes constitute the largest cost component.

In order to reverse this trend, we need to use innovative technology to help decrease the cost and improve the health outcomes of all patients.

These chronic conditions also have the greatest potential for leveraging digital remote medical monitoring to improve patient outcomes and reduce costs. The federal government is already reimbursing patients for this virtual, “non-face-to-face” monitoring for Medicare patients for 19 chronic conditions.

The existing internet-connected blood pressure cuffs, EKG sensors, electronic weight scales, glucometers, spirometers and other devices could be the basis for virtual care in real time. They can provide actionable real-time patient information directly to health care providers. Such information can be the basis for individual patient alerts specific to their condition and medications.

These circumstances forced us to adapt and utilize innovative approaches that helped find unique and better solutions to our health care problems. These new solutions applied not only to patients in traditional delivery settings but also allowed bringing care to the patient at home instead of the patient seeking care at a medical facility.

We now see the application of smart technologies that will continue to accelerate as patients discover the ease, efficacy and affordability of receiving care in the comfort of their home. The next phase of home health care will be shifting the focus from disease management to wellness maintenance, using technologies to detect conditions



Dr. Shyam Paryani at entrance of Healthcare Symposium



Group picture of symposium party hosted by Drs. Shyam and Sharon Paryani at their Ponte Vedra home.



Dr. Shyam Paryani moderates the symposium with UNF Dean Mei Zhao

before they are clinically apparent. This new era of “Digital Health” encompasses various technologies that can improve health care delivery and outcomes.

Telehealth technology is a type of digital technology that gained a much wider acceptance during the COVID-19 pandemic. Other digital areas of application include wearable devices, health information technology, health

sensors, portable diagnostic devices and virtual reality. With the widespread availability of artificial intelligence (AI), medical devices used in diagnosis, treatment and monitoring will be even more useful.

The University of North Florida (UNF) is pioneering digital health with a prospective study monitoring patients in their home setting. This research is important because it provides insight into how we conveniently and more effectively bring a broader access of medical services, such as virtual check-ups, to patients in the comfort of their own homes. We have also initiated fitness and health monitoring of our varsity students in all sports to gain important insights on optimal wellness and fitness.

The findings of this study will provide insights on how athletes can improve performance and readiness to play with a decreased likelihood of injury. Our research will provide individualized data to our athletes to help them prepare, condition and decrease injury.

UNF’s Brooks College of Health (BCH) hosted the Healthcare Symposium 2023 on Oct. 26-27. This symposium convened health care specialists from local, national and global platforms on our campus. Over 40 health care luminaries shared their visions for health care in the upcoming decade. Over 600 registrants attended the two-day event. The main program took place at UNF’s Adam W. Herbert University Center. Drs. Shyam and Sharon Paryani hosted the speakers and sponsors of the symposium at their home in Ponte Vedra to thank all of the participants for their support.

Due to the tremendous success of the symposium, there are plans to continue this session annually with the next symposium scheduled for Sept. 9-10.

Shyam Paryani, MD, MHA is the director of community engagement and director of the executive master of the Health Administration Program at UNF. He is the program chairman and founder of the annual Healthcare Symposium at UNF.



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Sand Castles marks 10th anniversary

Photos by Susan Griffin

Sand Castles celebrated its 10th anniversary in October with an anniversary issue and on Jan. 11 held a thank you luncheon for advertisers at the home of Sand Castles founder Janet Westling in Sawgrass Country Club.

The luncheon featured two guest speakers from the community.

The first speaker, Michael Gordon, president of Gate Hospitality, shared an

informative update on the upcoming plans for the 30-year plan for renovation and expansion of the 5-star oceanfront resort.

Kendra McCrary, president, The Womens Board, Wolfson Children's Hospital, gave an overview of the mission of the Women's Board and specifics on the funding target, that board members will work toward to benefit the Neonatal & Pediatric Critical Care Transport Vehicle.

Guests had the opportunity to ask

questions of both speakers after the presentations and left with greater insight into two major areas impacting and serving the community.

The luncheon in January was the first in a series that will continue throughout the year in May, July and October, that will invite and thank advertisers and feature speakers from the business and service community.

MORE PHOTOS ON PAGE 15 ■





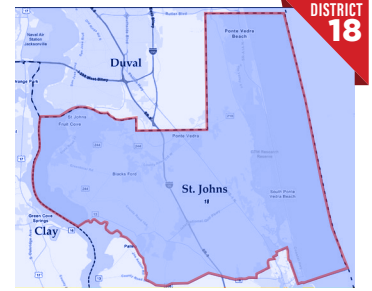
Contributed photo
An expansion of the Ponte Vedra Inn and Club was one of the topics of speaker Michael Gordon.



Contributed photo
Speaker Kendra McCrary spoke about the fundraising goals for Kids Kare Mobile ICU.

NICK PRIMROSE

★ FOR FLORIDA HOUSE ★



Nick Primrose is a lifelong conservative who has committed his professional life to public service. As a former Deputy General Counsel to Florida Governors Ron DeSantis and Rick Scott, Nick provided legal advice and counsel regarding economic prosperity, transportation, election security, and judicial appointments.

While serving the State of Florida, Nick simultaneously served as the General Counsel for the Division of Emergency Management, providing legal advice and guidance during hurricanes and natural disaster response, as well as navigating executive actions related to COVID-19.

Nick was born at Bayne Jones Army Community Hospital, where his parents were stationed at Fort Polk. He was raised by a single mother, starting his first job at 14 where he learned the importance of hard work and perseverance to reach the American Dream.

Nick is passionate about protecting small businesses from burdensome government regulations that hinder job creation, so our communities can flourish, while also safeguarding our natural habitats across St. Johns County to ensure coastal resiliency and water quality.

Nick and his wife Paige reside in St. Johns County with their Golden Retriever, Hudson, and they are expecting a little boy soon.



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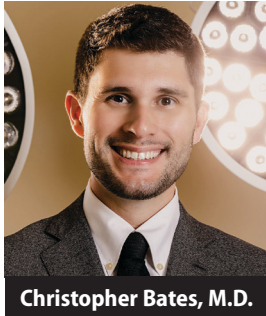
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GUEST COLUMN

Plastic surgery — building confidence from the outside in



Christopher Bates, M.D.

By Christopher Bates, M.D.

Photos provided by Christopher Bates, M.D.

Plastic surgery is so much more than just what meets the eye. It's not about vanity. It's not about looking fake. It's about confidence and self-worth. It's about bringing your body back after having children. It's about restoring form

and function after a car accident or a dog bite. It's about a journey to make you feel comfortable and confident in your skin.

Let me introduce myself. My name is Dr. Christopher Bates, and I am a fellowship-trained, board-certified plastic surgeon at Ponte Vedra Plastic Surgery. I specialize in aesthetic breast surgery, body contouring, male aesthetic surgery and both surgical and nonsurgical facial rejuvenation.

I consider myself blessed to have been given the opportunity to be a plastic surgeon. After four years of undergrad, four years of medical school, six years of plastic surgery residency and a one-year fellowship in aesthetic plastic surgery, I was finally ready to hang my own shingle. I joined Ponte Vedra Plastic Surgery in July of 2020 — right in the heart of the pandemic. We were leery of how this

would affect our practice, but somehow, to our surprise, the plastic surgery industry not only survived — it boomed.

In any given day, I may operate on a patient needing a breast reduction for neck and back pain, a mother looking to improve her abdomen and breasts after giving birth to and breast-feeding multiple children, breast reconstruction for a breast cancer survivor, body contouring for a patient that has lost weight — the list goes on and on. I am fortunate to be able to work with so many incredible patients coming from all different backgrounds. Connecting with my patients and learning their paths of what led them to my office is always something I treasure.

It may come as a surprise, but another rapidly growing patient population I am

CONTINUED ON PAGE 18 ■



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FINAL PHASE

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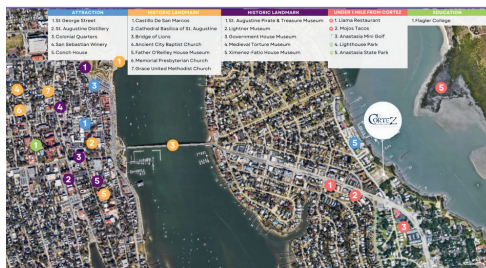
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GUEST COLUMN

Wolfson Children's a jewel of our community



Kendra Carr McCrary

By Kendra Carr McCrary, president
The Women's Board of
Wolfson Children's Hospital
Contributed photos

Jacksonville has a jewel, and I am not sure most are aware of the impact this treasure has on our community. It impacts our families, our schools and our businesses. It improves the quality of life for everyone — residents and visitors. It makes

Jacksonville even more special.

Jacksonville is home to one of the nation's top children's hospitals, Wolfson Children's Hospital. It was recently awarded the Leapfrog Top Hospital award, which highlights patient safety and quality achievements and is widely acknowledged as one of the most competitive awards American hospitals can receive. Wolfson Children's is also recognized among America's Best Children's Hospitals by U.S. News & World Report.

For each of you, I hope you never need it, but if you have a child in your life and there is a medical emergency, the fact that Wolfson Children's is here can be life changing. For me, Wolfson Children's played that critical role with my newborn daughter. Having the highest quality pediatric care and specialists in Jacksonville, allowed my family to stay in Jacksonville and raise our family here.

As a community member, I want to ensure that Wolfson Children's continues to provide the highest quality care to all who need it. Currently, as president of The Women's Board, I lead over 400 committed volunteers raising money and awareness for this gem of our community.

The Women's Board is proud to partner with Wolfson Children's to provide state-of-the-art equipment and facilities, all designed especially for infants and children. The board has committed to raising \$1.5 million this year to purchase two new Kids Kare Mobile ICU vehicles. The ambulances will be equipped with the most well-trained staff and advanced equipment available to care for critically ill children from the smallest premature infant to a high school athlete enroute to Wolfson Children's. These vehicles are truly

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PLASTIC SURGERY

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seeing is men. The stigma of being male and having plastic surgery is fading away and more men are coming to see me for procedures. Male chest surgery, liposuction and facial rejuvenation are currently leading the way in my practice.

If you are considering plastic surgery, I want to share one very important detail when selecting your plastic surgeon as I would consider this article incomplete without mentioning it. Ensure that your surgeon is truly a board-certified or board-eligible plastic surgeon, not a self-described "cosmetic surgeon." Cosmetic surgeons are usually doctors that are in fact not plastic surgeons but are those performing plastic surgery procedures in which they have not been fully trained to do. As a patient, one must confirm that their surgeon is safe, legitimate, professional and ethical. The certification



Ponte Vedra Plastic Surgery

process to become a board-certified plastic surgeon takes years to complete and is by no means an easy endeavor.

In conclusion, as a plastic surgeon, I am here to help my patients feel

confident in all aspects of their lives. Don't ever be afraid or ashamed of wanting to reflect outwardly how you feel on the inside. It's not about others. It's about you.

WOLFSON

CONTINUED FROM PAGE 18

ICUs on wheels with everything needed to care for and monitor the most critical of patients, including defibrillators, IV pumps, ventilators, infant isolettes, warmers and medications.

You may see the current Kids Kare Mobile ICUs driving around town: they look like fish tanks on wheels. Know that beyond the equipment, these vehicles are staffed by an elite group, a specially focused trauma team. This team and the staff that support them are the true heroes in improving the outcomes for the children they treat.

Wolfson Children's is vital to our community. The quality and availability of health care have long been factors when considering where to live and work. Northeast Florida is blessed to have both.

A Patient Story: Ali Colteryahn

For Ali, hooray. It's Feb. 1, 2023. Early release from school. A few hours visiting with friends. Start up the golf cart to head home through her Nocatee neighborhood. Then — nothing. Blank.

Michele Colteryahn, home from her job, pours a cup of coffee. Her phone rings. It's Ali's number, but on the line is some stranger saying, "Come now."

Michele pulls up to the intersection — a knot of people part to let her through. The golf cart is toppled; hit by a car. Her only daughter, 14, lies 12 feet away unresponsive. Fire truck and ambulance arrive. Ali is airlifted to Wolfson Children's Hospital.



Dr. Aldana, chief of pediatric neurosurgery, shows them images of the broken sections of Ali's skull. A brain bleed. Pressure building. Six hours of surgery. For another 24 hours, Ali lies unresponsive.

Then movement, Ali turns violent, tearing at her ventilator and IV. This lasts for days.

After eight days in Wolfson Children's, Ali is transferred to Brooks Rehabilitation inpatient for another eight days, then a 20-day outpatient program.

Incredibly, Ali enters ninth grade at Ponte Vedra High School right on schedule. She's running with the cross country team and resumes dance classes.

Michele says, "I cannot tell you how much I love these people. Dr. Aldana ... the entire staff were amazing. They knew exactly what to do and when. What to say and how to say it."

— Kendra McCrary

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Dr. Matthew Nawrocki, DMD

Prosthodontist – Jacksonville, FL



Dr. Matthew Nawrocki received his Bachelor of Science degree in chemistry from the University of Florida. He then attended the University of Florida College of Dentistry where he earned his Doctorate of Dental Medicine (DMD).

Next, he attended a one-year fellowship in Prosthodontics at the University of Florida. He then further developed his training by finishing a three-year residency in Prosthodontics. He received a Specialist Certificate in Prosthodontics as well as a master's degree in Dental Science (MS).

Left: Dr. Matthew Nawrocki and wife Kandi

www.jacksonvilledentalspecialists.com

Dr. Nawrocki is involved in several local, state, and national organizations including the Florida Prosthodontic Association, American College of Prosthodontics, Florida Dental Association and the American Dental Association. He lives in Ponte Vedra Beach with his wife Kandi and their three children, sons Bruce and Henry and daughter Caroline.

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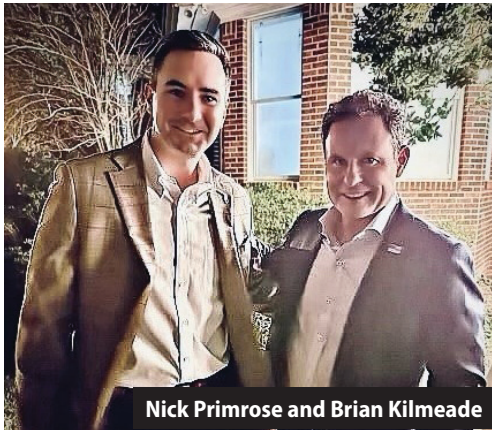
As a Prosthodontist he specializes in complex dental cases, focused on the restoration and replacement of lost or damaged teeth with dental implants and full arch restorations. Dr. Nawrocki is proud to be a certified Hybridge Dental Implant Doctor. He received extensive training to learn the Hybridge process, and became a part of a nationwide network of leaders in the field of implant dentistry.

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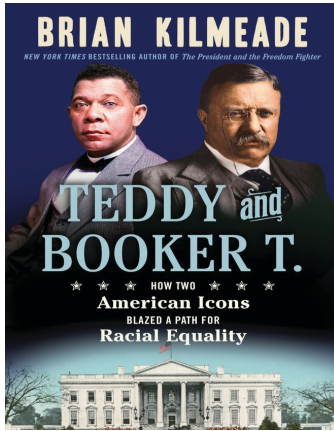


Actual patients of Dr. Matthew Nawrocki

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Nick Primrose and Brian Kilmeade



Katie Johnson, Kandi Nawrocki and Dr. Matthew Nawrocki



Gil Barrera and Kelly Barrera and Brian Kilmeade

Brian Kilmeade signs in at Sawgrass

By Janet Westling
Photos by Susan Griffin



John Peyton and Brian Kilmeade



Bob Lindsey, Brian Kilmeade and Judge Anne Marie Genusa



Brian Kilmeade was gifted a custom charcuterie board featuring his book cover.



Steve Lourie, Brian Kilmeade, and Shaun Lourie.

On Nov. 11, my husband Dale and I hosted a book event dinner party and Sand Castles' 10th anniversary with Brian Kilmeade, co-host of "Fox and Friends," with his latest book, "Teddy and Booker T., How Two American Icons Blazed the Path for Racial Equality," at our home in Sawgrass Country Club.

The mild fall temperature made the perfect garden setting for an open-air venue for an outdoor reception on the terrace under the trees with a beautiful Florida breeze.

Kilmeade is a genuine and natural speaker and made quite a connection to all who attended. He gave a wonderful talk while guests dined under the stars, with an overview of the book and details on the history, inspiration and development of the story of these two American icons.

All who attended left with four autographed copies of the book, a copy of Sand Castles and an anniversary gift.

In addition to writing books and co-hosting "Fox and Friends" on national television, Kilmeade is the host of "One Nation with Brian Kilmeade" on Saturday evenings; has a nationally syndicated radio show, "The Brian Kilmeade Show"; and is a New York Times best-selling author.

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"Fox and Friends" host Brian Kilmeade speaks during a dinner party Nov. 11 at the home of Dale and Janet Westling.



"Fox and Friends" host Brian Kilmeade speaks during a dinner party Nov. 11 at the home of Dale and Janet Westling.



Drs. Mark and Tatiana Graham, Brian Kilmeade, Kandi Nawrocki and Dr Matthew Nawrocki



GUEST COLUMN

Exceptional staff a hallmark of St. Johns County schools



Kelly Barrera

By Kelly Barrera,
District 4 School Board representative

As we mark the halfway point of the 2023-2024 school year, I am pleased to report that we are off to a great start. After the disruption caused by the pandemic, the current school year has shown that our schools are, for the most part, back to normal operations.

The St. Johns County School District has earned a reputation as one of the best in the state — and a key contributing factor to that success is the quality of our amazing teachers and administrators. On Feb. 1, we will celebrate our Teachers of the Year, and in District 4, we were fortunate to have three of the five finalists selected. They include Master Chief Petty Officer Duane Spears, Navy JROTC, Allen D. Nease High School; Samantha Gayso, eighth grade English language arts, Alice B. Landrum Middle School; and Kristen Anderson, first grade, Valley Ridge Academy.

We are also thrilled to recognize Ocean Palms Elementary’s Principal Tiffany Cantwell as our district’s Principal of the Year! Many of our families know and love Tiffany from the many years she has dedicated to

our community — not only as a principal, but also previously as a teacher and colleague. She is a wonderful instructional leader, and we are so grateful for her tireless work in our school community.

In other school staffing news, PVPV-Rawlings Assistant Principal Jill Hillier was promoted to principal after Dr. Jesse Gates was selected to be the principal of the new school in the Beacon Lake community, currently labeled as “OO.” Opening a new K-8 school is a large task, but we are certain he will do a terrific job!

New Schools

In addition to the new “OO” school, we will be opening another new K-8 school (“NN”) in August in the Shearwater community. In August 2025, meanwhile, our new K-8 “PP” school in the Rivertown community is expected to open. These new schools will be followed in 2026-2027 by two additional new K-8 schools “QQ” and “RR” in the Silverleaf and Nocatee communities. The school board will formally name each school once a principal for the school has been appointed and community input has been received.

As we work to build and open new schools, there is a financial impact to our school system and community. In order to balance our budget, our school district continues to reduce expenses outside of the classroom. We have several support staff positions that were funded through federal support funds

that expire this year. Over the past few years, we have transferred funds from our reserves to support teacher and staff salaries.

To provide ongoing salary support, our district office and schools are evaluating staffing to see where cost savings can occur. Supporting and staffing our schools appropriately is vital, and our school board has long been proactive in allocating 97 cents of every operational dollar we receive to support our schools.

Legislative Impacts

The Florida legislative session began Jan. 9, and several bills aimed at reducing the amount of regulation and constraints on our traditional public schools have been filed. The St. Johns County Schools are very supportive of these efforts: Since 2019, our Florida school law book (with paper-thin pages) has gotten nearly an inch thicker with new laws and regulations.

While many of these laws are well intended, overregulation of traditional public schools in the competitive education marketplace is a valid concern. We hope to have some of the burdensome restraints lifted in order to increase innovation and adaptability, provide flexibility for local control and most importantly, provide the best learning environment for our students and teachers in St. Johns County. If you are interested in supporting these efforts, please consider contacting our local legislative delegation.

Finally, I would like to invite the community to attend the 2024 Character Counts! 6k/3k Run/Walk. To be held Feb. 3 at 9 a.m. at

Palencia Elementary, this fun family event supports Character Counts! initiatives across our school district.





Presidential candidate Robert F Kennedy Jr. and reporter Micaela Burrow



First Coast resident Dr. Samira Meymand, DDS, right, with Tucker Carlson and her sister Dr. Beatriz Terr, DDS.

First Coast residents attend D.C. event

By **Carter DeWitt**

Photos provided by Carter DeWitt

Recently, several First Coast residents made the journey to Washington, D.C., to honor and celebrate iconic media pundit Tucker Carlson, firebrand Sen. JD Vance and philanthropist Gail Jaquish. The event was the Annual Dinner of the Daily Caller News Foundation, a nonprofit newswire service.

Well known to D.C. insiders, the evening of comedic “roasting,” is considered one of the few must-attend events in Washington, D.C.

It was a star-studded, packed evening attracting presidential candidate Robert F. Kennedy Jr. and more than three dozen congressional members, including Sen. Tommy Tuberville, Alabama; Sen. Katie Britt, Wyoming; Rep. Harriet Hageman, North Carolina; Sen. Ted Budd; and Georgia Rep. Mike Collins.

First Coast residents who attended included Bob and Linda Bruce, Christine Rohlsson, Joe Sewald, Janet Westling, Allison Ferebee, Rod and Ellen Sullivan, Dr. Samira Meymand, Buck and Carter DeWitt Dugan, Billy Cerveny, Emily Campbell and Bob and Kendel Ehrlich (former governor and first lady of Maryland, but also First Coast residents).

It was held at The Mayflower Hotel, considered Washington, D.C.’s second best address, the first one being 1600 Pennsylvania Ave.



Ohio Senator JD Vance



First Coast residents Christine Rohlsson and Joe Sewald



First Coast residents Billy Cerveny, Bob Bruce and Christine Rohlsson



First Coast residents Allison Ferebee, Janet Westling with Tucker Carlson



Among those present included: Janet Westling, Allison Ferebee, Sen. J.D. Vance, Emily Campbell and Bryan Fulmer.



First Coast resident Rod and Ellen Sullivan

GUEST COLUMN

Celebrating 30 years with St. John's Academy

Contributed photos

Almost 30 years ago, St. John's Academy opened its doors as the first classical Christian school in Northeast Florida. As one of the founders, I have been privileged and blessed to experience the joy in the journey that established St. John's Academy.

The journey began with 15 students in grades K-5, three fulltime teachers and a group of eager parent volunteers on the campus of Ponte Vedra Presbyterian Church. We grew from that small beginning (God does not despise small beginnings, Zechariah 4:10) to three modular buildings and then on to five rooms in the church's new Sunday

school building with 120 students. We are thankful for the blessing Ponte Vedra Presbyterian was in the birth of St. John's Academy by providing us a meeting place those first seven years.

Our mission and vision was to provide an excellent classical Christian education, offering Latin, logic and rhetoric: the scriptural equivalent to knowledge, wisdom and discernment. The curriculum would be integrated with a Christian worldview versus a secular worldview. Worldview is never neutral. We brought back the study of the classics, reading the entire book, not just excerpts! The titles included, and still do, "The Iliad," "The Odyssey," "Plato's Republic," to name a few. Essentially, we read the best that has been thought and said. Our

goal was to train virtuous scholars! It was also important to remember that the true purpose of education is to pass on a culture, the culture of Western Civilization, the heritage passed on to our Founding Fathers through their classical Christian education. All roads lead to Athens, Rome and Jerusalem.

Recognizing that our teachers may not have been classically trained, we sent our teachers to training: trips to the Geneva School in Orlando, The Logos School in Moscow, Idaho, and Highlands Latin School in Louisville, Kentucky. We attended Circe Institute conferences around the country, experiencing speakers including Tracy Lee Simmons,

CONTINUED ON PAGE 27 ■



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CONTINUED FROM PAGE 26

author of “Climbing Parnassus”; David Hicks, “Norms and Nobility”; Anthony Esolen, “Out of the Ashes”; Rod Dreher, “How Dante Can Change Your Life” and “The Benedict Option.” Beyond that blessing, we were regularly nourished academically and spiritually by Martin Cothran with Memoria Press and Memoria College, Andrew Kern with the Circe Institute and Andrew Pudewa with the Institute of Excellence in Writing. Our teachers bring this knowledge and experience to the classroom, their students and our parents. They have been well equipped and prepared to train the next generation of virtuous scholars.

After seven years in Ponte Vedra, St. John’s Academy was given the opportunity to purchase the Bolles School in St. Augustine. Bolles recognized that St. John’s Academy’s academic standards were on par with their academic rigor and would make the transition for their school community a seamless one. Although some parents were uncomfortable



Students at St. Johns Academy stand for the pledge.

with the Christian element and some questioned Latin vs. Spanish, we persevered and became part of the fabric of the St. Augustine community.

Along with many other families, businesses and churches, St. John’s Academy has overcome the invasion and destruction of the wild boars,

which makes for a great story! We have survived the many hurricanes, which resulted in school closures, downed trees, destroyed septic tanks and the cost that accompanies such events. Not to mention the pandemic and virtual schooling, the cost of which no one can even measure at this point in time. As a school community, we established avenues to support the families and businesses that suffered loss of homes and revenue. We are proud to be a strong member of the Ponte Vedra/St. Augustine community. There has been joy in the journey!

St. John’s Academy begins its 30th year Sept. 3, 2024, with 300 students and two campuses, grades K-11. We invite you to visit our website and Facebook page and read the stories of how St. John’s has made a difference in the lives of our successful alumni. We encourage you to find out more about the classical Christian movement and join us in our mission to pass on our culture to the next generation.

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Tucker Carlson
and
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- Isaiah 61:4

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North Florida Land Trust celebrates 25th anniversary

North Florida Land Trust is a nonprofit land conservation organization dedicated to preserving and enhancing the quality of life by protecting North Florida's irreplaceable natural landscapes. In 2024, the organization celebrates its 25th year in operation. Here is a look back at the highlights of 2023.

NFLT started 2023 with the announcement of its new president and CEO, Allison DeFoor. With the new leadership in place, NFLT hit the ground running with the news they were able to help the City of Jacksonville preserve 4.5 acres of land in Mandarin that was added to Ferngully Preserve.

NFLT acquired 217 acres along the Intracoastal Waterway near Atlantic Boulevard from the family of Harcourt Bull, the first mayor of Atlantic Beach. The property was named the Harcourt and Florence Bull Memorial Preserve. Visitors can view the beautiful landscape from Tide

Views Preserve in Atlantic Beach.

After years of work, NFLT helped the State of Florida acquire 565 acres in Nassau County known as Little Tiger Island. NFLT secured a \$1 million grant from the U.S. Fish and Wildlife Service's National Coastal Wetlands Conservation Grant Program and the state added \$965,000 from the Florida Forever program to purchase the property.

NFLT rolled out a new look and a new way for the community to get involved through its membership program. The new logos were designed with fresh colors and vivid images, along with a new tagline, "In Land We Trust." The membership program gives the community a chance to engage with NFLT on a whole new level with added benefits to those who join.

The nonprofit saw the culmination of more than three years of its efforts to save approximately 470 acres in Marion County within the Ocala to Osceola, or O2O, wildlife corridor known as Swan-Smiley

Big Pine Preserve. The nonprofit worked closely with the landowners to negotiate the purchase of the property, which was acquired through the Florida Forever program.

Two more major announcements came at the end of the year. NFLT and its partners were awarded more than \$15 million for its Corridor to Coast (C2C) initiative by the United States Department of Agriculture's National Resources Conservation Service through its Regional Conservation Partnership Program. The C2C will preserve land from the Northeast and Central Florida region to the East Coast. Finally, NFLT celebrated the addition of a two-mile portion of its Smith Lake Preserve in Clay County to the Florida National Scenic Trail.

As the nonprofit celebrates its 25th anniversary, everyone can join the journey. Go to nflt.org to become a part of saving Florida's natural spaces because it is truly, Now or Never.

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JAGUARS

CONTINUED FROM PAGE 8

through with a huge season of his own, 9 sacks and counting before the season finale in Nashville. They don't have one dangerous pass rusher they have two and that's going to change the Jags defense going forward. One needed the other and Walker's emergence in his second season forced defenses to look his way and opened the door for Allen who burst through it and, in the process, past Calais Campbell's previous record of 14.5 set in the 2017 playoff season. Watch out for what this pass-rushing duo has in store for quarterbacks in 2024.

On the back end, there's cornerback Tyson Campbell who opposing teams generally recognized as a game-changing cornerback before a hamstring injury in mid-October cost him most of the rest of the season. He's a top cover corner and when healthy the Jaguars believe they have a player that can shut down one side of the field.

And I didn't even include tight end Evan

Engram or right tackle Anton Harrison or safety Andre Cisco or linebacker Foye Oluokun. Clearly you can see that head coach Doug Pederson and general manager Trent Baalke have built a good core for their team, and they have a strong salary cap situation to use in the coming months to fill holes and find exciting new players to grow the roster.

There is, however, one thing missing. One thing that they absolutely must find if they're going to go from being just a division title winner and transform into a Super Bowl winner. They need guys who know when it's time to show up and play their best football. It's an attitude or a mindset or maybe it's an awareness or toughness. I'm not sure that it isn't all of those. But they didn't have enough of it in 2023.

I circled the Chiefs, Bills, 49ers, Bengals and Ravens games when the schedule came out last spring. The NFL gave them four of those games against the top teams in the league at home, two in prime time and the Bills in London where the Jaguars are always at home.

They won only the Bills game and played perhaps their worst games against the Chiefs, 49ers and Ravens. How can that be? How can a team come off that magical 2022 campaign where they scratched and clawed their way back from 2-7 to the AFC South title and incredible home wins over the Titans in the season finale and the Chargers in the Wild Card and play so poorly in the biggest of games? I didn't think they'd win them all, but I didn't think they'd lose the four at home and play as poorly as they did in the big ones.

You can't win without talented players. But talent isn't enough in the NFL. The Jaguars must find more guys for their locker room who can't stand losing and for whom football is the most important thing in their lives outside of faith and family. It takes that level of commitment to play in the National Football League.

The Jaguars were good in 2023 but good isn't the goal.

To be great in 2024 and beyond they must find that element which was missing this season and show up ready to play in the big games next fall.




Wolfson Children's Hospital

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Two acres on the Intracoastal Waterway sits ready for construction of that dream home.



An aerial view of Harbour Island Estates in Marsh Landing.

Build your waterfront dream estate in Ponte Vedra Beach

By Cici Anderson
Contributed photos

Almost two acres on the Intracoastal Waterway awaits you to design and build your dream home in the exclusive Harbour Island Estates in Marsh Landing.

The property offers sweeping views with 180 feet of frontage on the Intracoastal to take in all the beauty of this waterfront oasis. Watch the dolphin swimming by while the birds fly overhead

and the boats as they sail by. This is one of the last estate lots available and it has already been cleared, filled and compacted, so it's fully ready for a builder. It even includes a 60-foot boat slip located in a deep water-protected harbor, which is just a short golf-cart drive away.

Don't miss this opportunity to build your Florida dream home inside the gated community of Marsh Landing in Ponte Vedra Beach, with its "A" schools and proximity to all the clubs and beaches. A

"social" membership to Marsh Landing Country Club is also included with the purchase of this homesite. The country club features a championship 18-hole golf course, 10 Har-Tru tennis courts, fitness center, pool and a recently renovated clubhouse with a bar and restaurant.

This property, located at 24761 Harbour View Drive is represented by Marsh Landing Realty and listed by Cici Anderson and Jenna Fisher and is offered for \$5,500,000.

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This guide will be inserted in *The Recorder* as well as distributed in Ponte Vedra, Nocatee, the Beaches and throughout the First Coast.

TPC Guide Issue Date: March 7th
Deadline for Space Reservation: February 22nd

THE RECORDER **CONTACT US AT (904) 285-8831 FOR MORE INFORMATION**

Exquisite home located on Intracoastal Waterway

By **Katie Johnson**
Contributed photo

This exquisite estate home along the Intracoastal Waterway is situated on almost 3/4 acres on desirable Roscoe Boulevard in prestigious Ponte Vedra Beach. The custom-designed home was built by The Cottage Home Company in 2016 and finished with elegant coastal selections.

Enter the property through the iron gates and onto the inviting front porch that is designed for relaxation with a large hanging swing and gas lanterns. With more than 5,000 square feet, five



This impressive home is located on Roscoe Boulevard and the Intracoastal Waterway.

bedrooms, five-and-a-half bathrooms, an office and large bonus room, the home is designed for entertaining guests while comfortably accommodating family.

Step inside to reclaimed heart pine floors and be greeted by elegant lighting and barrel foyer ceiling draped in silk wallpaper. The adjacent dining room boasts hand-painted Gracie wallpaper and the calming office features grass cloth paper walls. Custom designed kitchen and bathrooms all feature marble countertops. Most walls in the home are appointed with woodwork including shiplap, board and batten, and cypress ceilings in several locations. The oversized four-car garage

was designed to accommodate full size SUVs and large trucks.

The property was developed with substantial infrastructure in mind and features an active French drain system, a deep well for irrigation, whole home generator and is tied into the city sewer. Solid construction details include cell-poured concrete block on the first level, 2-by-6 framing on the second floor, commercial grade footers, impact glass windows/doors/sliders and garage doors, aluminum roof plus the home was built almost 40 inches above grade.

The custom backyard was recently completed by the Pratt Guys with an infinity pool and spa, inlaid turf grass, Zoysia grass backyard, new landscaped planters, a marine-grade concrete seawall and dock with a 13,000 pound boat lift and a platform lift. The cabana with summer kitchen is equipped with a Twin Eagles grill, True Keg, fridge, ice maker, gas lanterns and commercial grade speakers.

This backyard Oasis is magazine worthy and is sure to impress.

191 N. Roscoe Blvd. Ponte Vedra Beach
Represented by **Katie Hughes Johnson at RE/MAX Specialists PV. Offered for \$5,995,000**

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Exquisite Estate Home on the Intracoastal

Situated on almost 3/4 acres on Roscoe Blvd., this custom designed home was built in 2016 with the finest finishes & construction details including concrete block on 1st level, impact glass windows & doors, aluminum roof. With over 5,000 sf, 5 bedrooms, 5.5 bathrooms, office & large bonus room, the home is designed for entertaining guests while comfortably accommodating family. Reclaimed heart pine floors & custom woodwork including shiplap walls, board & batten, cypress ceilings, custom built-ins/closets, & marble countertops throughout.

Backyard by Pratt Guys with Infinity pool/spa, Cabana with Twin Eagles Grill, Concrete Marine Grade Seawall, 13k Lb. boat lift & platform lift. Located on North Roscoe with easy access to AIA and JTB. A short drive to the 5 Star Ponte Vedra Inn & Club. Zoned for A rated St. Johns County Schools.

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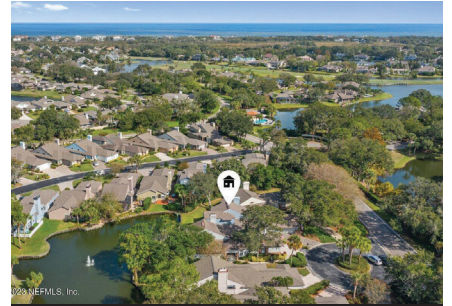
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The front of the home at 52 South Nine Drive.



The bright, welcoming interior of the home at 52 South Nine Drive.



Arrow points out the location of the home at 52 South Nine Drive.

Updated home is simply gorgeous

By Janet Westling

Photos provided by Janet Westling

Step inside 52 South Nine Drive and experience a unique custom-designed home that is perfect for entertaining family and friends. The cozy entrance to the foyer welcomes you to an open concept dining room, light-filled living room and sunroom, that reveals one of Sawgrass Country Club's waterfront views with a Northeastern exposure.

This completely updated home with the master on the first floor is simply gorgeous! With 2,294 square feet of design this three-bedroom, two-and-a-half bath, coastal traditional is light and spacious, with a unique floor plan that connects the new chef's kitchen and breakfast room to the dining room, office and spacious two-story living room with a wood-burning fireplace.

Sawgrass Country Club, a private member-owned club, is uniquely situated in an oceanfront gated community in the

heart of Ponte Vedra Beach. Walk to the beach, watch waves roll in across the shore and enjoy the beauty and mystique of the charming seaside neighborhood of Walker's Ridge in Sawgrass! Ponte Vedra Beach, a community on the Atlantic Ocean, is convenient to Jacksonville, close to the Mayo Clinic hospital and the University of North Florida. Just minutes to the beach, golf, tennis and fitness center, experience the Sawgrass lifestyle and enjoy vacation living year-round!



The Unique Homes of OLD BARN ISLAND Sawgrass Country Club



Berkshire Hathaway HomeServices Florida Network Realty celebrates 10 years

Contributed photos

Berkshire Hathaway HomeServices Florida Network Realty is Northeast Florida's premier luxury real estate company. For more than 35 years, the company has served the Ponte Vedra community and clients throughout Northeast Florida, helping them achieve their real estate goals.

The company is celebrating its 10-year anniversary as Berkshire Hathaway HomeServices Florida Network Realty. The brand, Berkshire Hathaway HomeServices, shares the same core values and principles that the company's team believes in — providing clients with best-in-class service, guided by the timeless pillars of trust, stability,



Berkshire Hathaway HomeServices Florida Network Realty Founder and Chairperson Linda Sherrer

longevity and integrity. Their philosophy is simple. Clients come first. They believe if clients are left with an exceptional experience, they've achieved their goals. Measuring success by the satisfaction of the clients is the priority.

The company provides a



Berkshire Hathaway HomeServices Florida Network Realty President Ann King

family of services to help clients through all of the stages of the home buying or selling experience. They offer corporate relocation services, new home representation, a builder sales division, a commercial division, property management, title, mortgage and insurance, and a global

network.

The company culture thrives on a spirit of collaboration and service. Berkshire Hathaway HomeServices Florida Network Realty believes in providing its associates with the tools and resources that will help them pave the path of success and achieve their clients' goals. The company's success has provided one of the greatest joys as a company — supporting more than 50 local charitable organizations, including Dreams Come True.

The Berkshire Hathaway HomeServices Florida Network Realty team thanks the Ponte Vedra community for its support.

For information, go to FloridaNetworkRealty.com, FlNetworkRealty.com or call 904-593-3762.



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Neptune Beach home a beacon of coastal lifestyle

By Jennifer Sexton
Contributed photo

Nestled in the heart of Neptune Beach, 111 Oleander St. stands as a testament to coastal luxury, offering a stunning haven that seamlessly blends sophistication with the laid-back charm of beachside living.

This beautifully rebuilt residence presents an unparalleled opportunity to experience the epitome of the coastal lifestyle, boasting three bedrooms, four bathrooms and a generous 3,094 square feet of meticulously designed living space.



The home at 111 Oleander St.

Stepping through the front door, you are welcomed by an open and airy floor plan that effortlessly fuses indoor and outdoor living. The main level unfolds into a spacious living area, providing the perfect setting for entertaining guests or simply basking in the tranquility of the ocean breeze. The gourmet kitchen, a chef's dream, is adorned with high-end appliances, custom cabinetry and a large island that beckons for casual dining and lively conversations.

The primary bedroom, a true retreat within the home, beckons with its luxurious ensuite bathroom and ample closet space. Two additional bedrooms offer comfort and privacy

for family or guests, each accompanied by thoughtfully designed bathrooms featuring modern fixtures and finishes.

The attention to detail extends beyond the living spaces to the exterior, where a private courtyard, a balcony just off the primary bedroom and a covered deck invite you to savor the coastal breeze and relish the breathtaking ocean views.

Rebuilt in 2014, this home seamlessly combines the charm of a beachside retreat with the modern amenities desired by today's homeowners. The thoughtful reconstruction ensures that the residence exudes contemporary elegance while retaining the timeless allure of coastal living.

The allure of 111 Oleander St. extends beyond its walls, as it is situated in a prime location that allows residents to revel in the vibrant beachside community of Neptune Beach. From the sun-kissed shores to the eclectic local shops and restaurants, this residence offers not just a home but a lifestyle.

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A private dock opens up the opportunity for sunset cruises.



The home at 8270 Merganser Drive is a waterfront haven.



The pool is the place to spend leisurely afternoons.

Marsh Landing home offers luxury, convenience

By **Michelle Floyd**
Contributed photos

Nestled within the prestigious Marsh Landing Country Club, 8270 Merganser Drive offers an unparalleled blend of luxury and convenience. This exquisite residence beckons with its prime location and an array of amenities that define upscale living.

Boasting a private dock with deep water access, this waterfront haven provides a gateway to aquatic adventures. Imagine leisurely afternoons by the pool, followed by a sunset cruise from your own dock.

The allure extends beyond the property, with pristine beaches, exclusive beach clubs and vibrant shopping and dining just minutes away.

Marsh Landing Country Club stands as a golf-cart-friendly oasis, fostering a sense of community and accessibility. The recently remodeled clubhouse is a centerpiece, featuring top-notch tennis facilities and a golf course that caters to enthusiasts of all skill levels. Whether indulging in a round of golf or refining a serve on the tennis courts, residents revel in a lifestyle that seamlessly merges recreation and relaxation.

The neighborhood's charm lies in its proximity to both natural wonders and modern conveniences. Residents savor the tranquility of their surroundings while being mere moments from the vibrant pulse of beachside entertainment and upscale shopping.

In essence, 8270 Merganser Drive epitomizes the epitome of coastal living, where a refined home meets a world of recreation at your doorstep.

Offered exclusively by Jack and Michelle Floyd, senior directors of luxury sales for Douglas Elliman.

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Ocean Grande home offers luxurious lifestyle

By Lisa Barton
Contributed photos

Miami meets Ponte Vedra Beach in the fabulous condominium at 205 S. Ocean Grande Drive, No. 102, Ponte Vedra Beach! The owners of this fantastic home loved the location of Ocean Grande — just north of historic St. Augustine and south of prestigious Ponte Vedra.

Their aesthetic is contemporary with clean lines and minimal fuss. In order to achieve their vision, they undertook a dramatic renovation, taking the unit all the way down to the block walls so they



The home is inspired and architecturally minimalistic.

could start over. Using the most luxurious finishes available, they created a stunning home with three bedrooms, two-and-a-half bathrooms and a range of exquisite custom upgrades. This condo is truly architecturally inspired and minimalistic, with a coastal and comfortable design.

Situated just steps away from the ocean, the new owners will enjoy a lifestyle of luxury and relaxation. A spectacular gourmet kitchen offers chef-quality Thermador appliances, custom frameless soft-close cabinets and fabulous counter spaces. The re-designed owner's suite is breathtaking. All new hurricane-impact windows and doors provide sound insulation and safety. This is a serene



There is a spectacular gourmet kitchen.

retreat with endless views of the marsh and Intracoastal Waterway.

Ocean Grande provides a gated entrance, concrete-block construction and amenities that include tennis courts and a private cabana. Condo fees cover everything but the electric bill. The Ocean Grande community is in an ideal location, close to the beach, with numerous options for golf, tennis and beach clubs. Whether you're looking for a second home or primary residence, this is the luxury lifestyle you've been looking for.

Represented by Keller Williams
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Listed by Lisa Barton — Lisa Barton Team
Offered for \$1,050,000

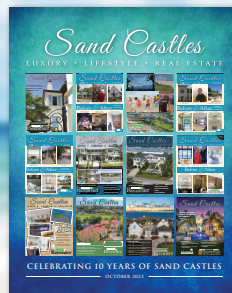
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Sand Castles is a Luxury, Lifestyle and Real Estate Seasonal glossy magazine that is published quarterly by *The Recorder*. Here is the schedule upcoming Sand Castles publications.

publication dates

- THURSDAY, MAY 23RD, 2024
- THURSDAY, JULY 25TH, 2024
- THURSDAY, OCTOBER 31ST, 2024
- THURSDAY, JANUARY 30TH, 2025

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The home at 531 Le Master Drive is a rare opportunity for a life of luxury.



Soaring ceilings and large windows make for a bright interior.

Rare opportunity opens on Le Master Drive

By **Devon Witt**
Contributed photos

Old Ponte Vedra is the coveted community that sits east of State Road A1A in Ponte Vedra Beach from Corona Road north to the county line. It has long been considered the ultimate in Ponte Vedra Beach living with its proximity to the beach, the Ponte Vedra Inn & Club and The Lodge.

Homes in this community range from 1960s ranches to newly constructed

estate homes. Properties in this area saw a surge in home prices in 2021 and 2022 as inventory struggled to keep up with demand. The desire to live in Old Ponte Vedra is still incredibly strong, and one of its gems now for sale.

Built in 1991, 531 Le Master Drive offers soaring ceilings and spectacular lagoon views that make this home special. A new pool was installed in 2022, making afternoons on the east-facing patio a place of envy. Natural light floods the living room that is open to the dining room, and

both have unobstructed views of the patio, pool and lagoon. The sunroom off the kitchen will be a favorite spot for curling up with a book or enjoying the rising sun with a cup of coffee.

This home is walking distance to the beach and The Lodge and an easy bike ride to the Ponte Vedra Inn & Club. For anyone looking to make Old Ponte Vedra their forever neighborhood, now is the time. 531 Le Master Drive will impress with its expansive views, natural light and living areas made for entertaining.

531 Le Master Dr. , Ponte Vedra

Offered at \$3, 150,000

Soaring ceilings and spectacular lagoon views will greet you at this Old Ponte Vedra home. Pool and stunning sunroom added in 2022. Eastern exposure with ocean breezes and shady afternoons by the pool.



232 32nd Ave. S., Jax Beach

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This to-be-built custom build by John Merrill Homes is ready for you to make your selections and build your dream home! This plan can be built as shown, modified, or a plan can be created specific to your needs. Steps to sand in S Jax Beach!



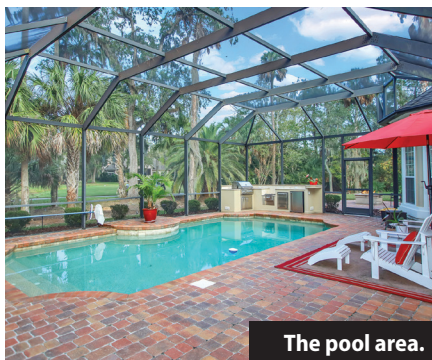
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The luxurious home at 7330 Oakmont Court, Ponte Vedra Beach.



The pool area.



The home has a view of the 18th green at the Marsh Landing golf course.

Magnificent home ready for owner to move in

By Marsha Keller
Contributed photos

Discover the ultimate luxury living at 7330 Oakmont Court, Ponte Vedra Beach. This lovely home was completely renovated in 2017 and features fabulous views of the 18th green at the well-known Marsh Landing golf course.

Stepping inside this magnificent home, you'll be greeted by a two-story foyer and a sweeping staircase. The expansive formal living room features high ceilings, crown molding and new hardwood and travertine flooring, creating an inviting atmosphere. The spacious dining room is perfect

for entertaining guests and opens to the gourmet kitchen, which is a chef's dream with every imaginable luxury feature.

The gorgeous owner's bedroom is a true retreat on the ground floor with two custom walk-in closets and an ensuite bathroom with a big shower and wonderful whirlpool tub. Adjacent to the owner's bedroom is a separate office — just right for those who need a quiet place to work from home. This flexible floor plan features a downstairs suite, which could be the perfect spot for multi-generational living or a teenager's hangout. Upstairs are three very large bedrooms, each with ensuite bathrooms.

This elegant home features front and rear staircases. The three-car, oversized garage is a car collector's dream, featuring custom cabinets, epoxy flooring and brand new garage doors. If you need additional storage, the floored attic will fit the bill.

You'll love spending time in the backyard with its spacious pool, gas fire pit and a new summer kitchen. Every detail of this house has been updated with nothing left to do but move-in.

Represented by Keller Williams
Realty Atlantic Partners
Listed by Marsha Keller — Lisa Barton Team
Offered for \$2,298,000



Condo offers top views of ocean beach

By Sean Muserallo
Contributed photos

The best views of the white, sandy beaches of the Atlantic Ocean are on the back porch of 611 Summer Place, Ponte Vedra Beach. The large balcony has room to relax with family and friends.

With an open floor plan, this one-bedroom, one-bathroom oceanfront Surf Villas condominium in Sawgrass Country Club lures you in from the moment you enter the door.

For only 900 square feet, this

lovely condo packs a lot of pizzazz. Professionally decorated by a designer with an upscale feel. From the decorative wall in the bedroom to the custom bunk beds (large enough to fit adult guests) in the living room, you can easily sleep four in this condo.

The updated kitchen and bathrooms shine as bright as the new lighting in the living room. Plenty of storage for kitchen essentials in one closet and everything you'd need for your beach trip in another: chairs, umbrellas, beach toys.

Surf Villas owners have exclusive

access to the beach walkway off their back balcony and ample parking for you and your guests out front. This cute condo can be your home for family memories and vacations for generations to come. Short term rentals are allowed if you want to generate income from this property when you're not using it for family time ... live your best life in Sawgrass Country Club at this one-in-a-million property!

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The official guide to THE PLAYERS Tournament which is held here in Ponte Vedra Beach every year.

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