

# Sand Castles

LUXURY \* LIFESTYLE \* REAL ESTATE



JANUARY 25, 2018 - SPECIAL SECTION

*Ponte Vedra*   
**Recorder**

*Not your average newspaper, not your average reader*

- BEFORE AND AFTER ISSUE
- 2018 REAL ESTATE MARKET TRENDS
- A TRIP TO MOROCCO



# Welcome to Sand Castles: Before and After



Janet Westling, Contributing Editor

**By Janet Westling**  
Contributing Editor

Welcome to Sand Castles, an award-winning special section, and our “Before and After” issue – one of my favorite issues!

In this edition, we cover several before and after renovations, from a condo to a coastal traditional home close to the beach. These remodeling inspirations will give you some great insights into the changes that you can make to your home that create a new look and greater value.

Also in this issue, Kevin Waugaman, broker for Berkshire Hathaway HomeServices Florida Network Realty, shares his insights on the real estate market trends for 2018. Our economy is off to a great start, and that is very good news for our local real estate market. That market features a spectacular oceanfront estate listed by Kim

Martin-Fisher that sets the record for price in Ponte Vedra Beach. The house just happens to be gracing this issue’s cover!

In addition to Fisher, 10 of our top agents share their stories about some amazing properties currently on the market, from the ocean to the marsh and Atlantic Beach to Ponte Vedra Beach!

Susan Hudson with Williamsburg Travel Leaders takes us to Morocco and the four “imperial cities.” Fred Hunt also writes about the Ponte Vedra Croquet Club, which opened in February 2015. According to Hunt, this club was the dream of John Curington, a 30-year member of the United States Croquet Association.

In early December, Brian Kilmeade, author and co-host of “Fox & Friends,” returned to Ponte Vedra Beach with his latest best seller, “Andrew Jackson and The Miracle of New Orleans.” My husband and I hosted the book signing at our home

in Sawgrass Country Club for a wonderful evening with friends and neighbors! Also in this issue, Barbara Haugen of the Women’s Giving Alliance invites us to join this wonderful organization that is a giving circle donating to charitable causes annually.

From Jacksonville to the Beaches, I think we all agree the First Coast is a wonderful place to live. Our home is our castle, and at the Beaches it is our castle in the sand. From palm trees to sand dunes, golf courses to resort living, Jacksonville, Ponte Vedra Beach and the Beaches communities offer the most desirable 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**  
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## MARKET WATCH

# Making moves: First Coast/Beaches residential real estate report

**By Kevin Waugaman**  
Berkshire Hathaway HomeServices  
Florida Network Realty

The national context bodes well for the housing market to continue in strength through 2018 and beyond.

The tax reform as passed will not impact the market as adversely as it would have if previous versions had passed. In addition, demand continues to outstrip supply, new home builders are catching up and mortgage rates will increase modestly (see figure 1, right).

As for the next major wave of homebuyers, National Association of Realtors’ (NAR) chief economist Lawrence Yun sums it up nicely: “The healthy labor market and higher wage gains are expected to further strengthen buyer demand from young adults next year. Their prospects for becoming homeowners will only improve if more lower-priced and smaller-sized homes come onto the market.”

### The local trends

For the First Coast Beaches (the island from Mayport south to Mickler’s, from ocean to intracoastal waterway), it remains a seller’s market.

One of the best indicators of market health is the balance between supply and

## Mortgage Rate Projections

Quarter	Freddie Mac	Fannie Mae	MBA	NAR	Average of All
2018 1Q	4.1	4.0	4.2	4.2	4.13
2018 2Q	4.3	4.1	4.4	4.3	4.28
2018 3Q	4.4	4.1	4.6	4.4	4.38
2018 4Q	4.6	4.2	4.8	4.5	4.53

Chart courtesy of Keeping Current Matters

demand. Limited supply is the continued issue in the lower price points. Check out the three-year trend on the Months Supply of Homes for Sale graph (see Figure 2, page 19); we are back in the overheated four-month range. This means it would only take current demand four-and-a-half months to absorb the current level of sup-

ply. A “normal” market would be around six months of supply. The lower the number, the hotter the market.

When looking at supply and demand in the \$1 million plus luxury market, there is also a strengthening. The number of homes for sale has dipped 8 percent, while the number of pending sales has improved

by 38 percent over last year. The result is a 12.1 months’ supply of homes on the market compared to 15.5 one year ago. It would seem, across all price points, sellers are in great position assuming an asking price reasonable to market value and strong marketing horsepower.

When looking at median price per transaction for all price points for the 12 months that ended December 2017, there has been an increase compared to 2016 due to market appreciation. In the 12 months that ended December 2017, the average price for Beaches residential sales was \$370,000 versus \$335,000 for the same period last year, a 10.4 percent improvement. Average days on market is 46 compared to 53 in December 2016.

### Are we worried about a “bubble?”

Not really. Nationally, the fundamentals are better than 2005.

Investors accounted for 13 percent of home purchases in 2017; this number was nearing a whopping 25 percent in 2005 with mass speculation. Lenders and appraisers have been more cautious lately, compared to the stated income of 100 percent of loans in the early 2000s.

The economy is stronger: Experts see

MARKET WATCH continues on Page 19

*“The healthy labor market and higher wage gains are expected to further strengthen buyer demand from young adults next year. Their prospects for becoming homeowners will only improve if more lower-priced and smaller-sized homes come onto the market.”*

**Lawrence Yun**, National Association of Realtors’ (NAR) chief economist

# Market Watch

Continued from 18

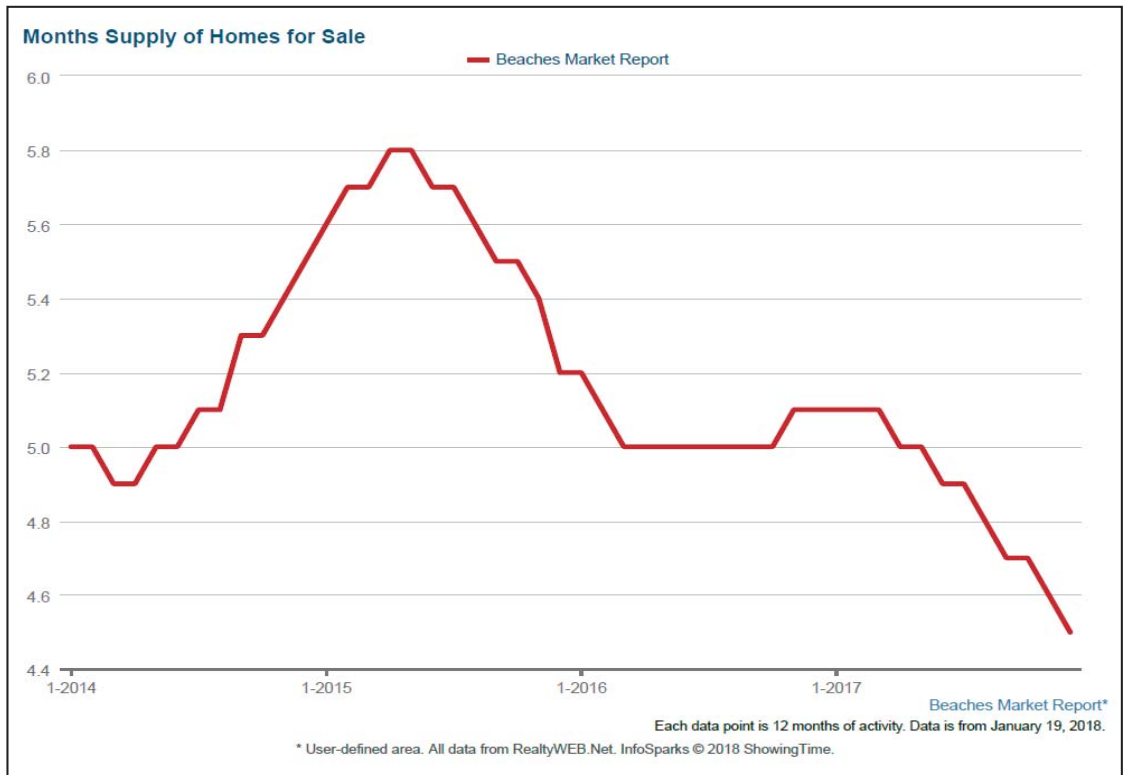
continued growth nationally at more reasonable numbers, moderating from 5 to 8 percent to 3 to 5 percent over the next five years.

As for the tax reform, the ceiling placed on SALT (State and Local Tax Deduction) may prompt some high net worth families to relocate from highly taxed states to a state with perhaps no state income tax, like ours. Calculated Risk's Bill McBride stated, "SALT will have an impact on housing in some areas. Some people might choose to live in one state over another, based on taxation. This could impact demand in certain states."

Locally, we enjoy a healthy economy, amenities and climate (normally) that are valued by boomers and millennials and everyone in between. Not to mention, we have a football team that is now getting national attention in a good way. We're proud of the Jags!

The decision to sell or purchase real estate deserves great attention to personal objectives. The overall market conditions noted above convey the real estate environment for our area. It is extremely important to drill down to an even more hyperlocal level when evaluating a sale or purchase of real estate.

Make sure you consult your real estate professional for analysis on price trends in



specific neighborhoods and on the property you are considering selling or buying. This way, you can make a great decision based on your personal circumstances.

Kevin Waugaman is managing broker of the Ponte Vedra/Nocatee office of Berkshire Hathaway HomeServices Florida Network Realty.

\*\*Statistics from NEFAR MLS 1/1/2014-12/31/2017 for residential property type located on the island from Mayport south to Mickler's, from ocean to intracoastal waterway.



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Call Carrie Reynolds at 904-294-6520





# Transformed house offers creative features, modern design

By Michelle Floyd and Cici Anderson  
Marsh Landing Country Club Realty

One of the challenges of being a realtor in this community is the continual changes in style and popularity, i.e. what style will be “in” this year.

Five years ago, if a home had “white cabinets,” it was almost impossible to sell the home, as the buyers wanted dark wood cabinets. In the current market, the majority of buyers want light or white cabinetry!

As a realtor and the listing agent, if the home doesn’t already have light cabinetry, we need to have available quotes to change the cabinetry to the more popular

finish, or have a price available for new cabinets that are more sleek or modern. This always helps overcome a buyer’s objection and the common assumption that things may cost more than they really do.

Ten years ago, we could not sell a sleek modern home, but now, the “minimalistic” approach to decorating and design is what’s “in.” Light, crisp colors such as grays and whites, are “in,” and faux gold finish, murals and dark and tan walls are totally extinct. However, the style of darker floors with the light wall colors



and lighter cabinetry is also very “in.” Coastal contemporary is very popular: throw away the tan and red, and bring out the rugs and throw pillows that are gray, light green and light blue.

One of our sellers “listened” to our comments and suggestions and did a great face lift: from the wood flooring to the paint color to the furnishings! The seller definitely has an “eye for fashion,” and did a fantastic job on the colors and products she used.

The wood flooring was stained a “blond” or very light brown when the buyers purchased the home. The floors now are stained a rich deep brown with hues of light and dark combined. The difference in appearance is beyond amazing. The home has taken on a truly warm ambiance while making the rooms look and feel larger. The trim on the floors, doors and windows, which is a bright white, now “pop,” and the extensive wood work is now more prominent, before the trim, just blended into the flooring.

The walls through the home are

painted either a taupe or coastal blue that is so very popular right now. The tones actually bring the outside colors in, and have gently blended the inside with the outdoor living areas.

This seller has reminded us why we live in Florida by making the outdoor living spaces comfortable, warm and inviting. A screened porch serves as a main entertaining and family dining area. Off the screened living area is an open air porch that is seen from the living room, master bedroom, bar area and family room. The draw is the “out of doors!” The seller has helped the potential buyer envision family life spent in the fresh air and private environment of the almost acre of land and tidal stream beyond.

The home is in total move in standards for the most discriminating buyer. Creativity and a willingness to modernize have made this home a very desirable one.

Located at 9110 Marsh View Court, this property is represented by Marsh Landing Country Club Realty, listed by Michelle Floyd and Cici Anderson and offered at \$1,199,000.



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# Oceanfront mansion satisfies every taste

**By Kim Martin-Fisher**  
Coldwell Banker Vanguard Realty

As impressive as 335 Ponte Vedra Blvd. is on the outside, it is a treasure trove of magnificence on the inside.

Everything about this stately oceanfront mansion is distinctive. Imagine building a home with no budget. Think about how you would want it appointed. Most of all, consider how you would want it constructed. This home fulfills all those dreams and more.

The architectural style is distinctive. The renowned architect is William T. Baker out of Atlanta, and he designed 335 Ponte Vedra Blvd. to have permanence. The walls are solid concrete covered with hard coat stucco. It sits atop 54 pilings sunk 27 feet into the ground. Even the hinges were hand forged in England. Baker describes the style as “Anglo-Caribbean” with Georgian overtones.

The interior design is by Phoebe Howard. Visualize a 17th century era mansion in Charleston with custom millwork and extensive crown molding that picks up the colors of the sand and surf, and you begin to get an idea of her spectacular creation.

Everywhere you look there is something to satisfy every taste. The 100-year-old, 10.5-inch heart of pine floors are seamless. There are no joints to disturb the flow. The formal living room has a wall of windows drawing the eye to the ocean. The dining room features murals hand painted on site by renowned



335 PONTE VEDRA BLVD.

artist Bob Christian. The kitchen has all professional grade appliances and acres of custom cabinets topped by Calcutta marble. The cabana room, as the owners named it, features a stone wall covered with Chihuly glass art and mahogany doors that lead to a loggia reminiscent of those found in stately homes on a tropical island.

Two staircases and an elevator lead to the substantial upstairs living quarters that include two master suites, three balconies, a media room and four guest suites.

The outside pool area features more than 3,000 square feet of recreational space. All the art and furnishings are included in the price of the home.

This property is represented by Coldwell Banker Vanguard Realty, listed by Kim Martin-Fisher and offered at \$14,200,000.



Photos courtesy of Kim Martin-Fisher



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The 2017 WGA Steering Committee

# WGA provides opportunity for women to connect

By Barbara Haugen

Moving to a new neighborhood or new geographical region has its challenges. Some are hard, some interesting, some easy. But challenges they are. And one of the hardest is meeting new people you can connect with to create strong, new relationships and friendships.

I moved to Ponte Vedra Beach in 2011 when I retired. I knew a few people, but I didn't have a community. I didn't understand what this region is about, what its strengths and weaknesses are, how I could be productive and helpful and, most significantly, how I could make this my HOME.

One of the best decisions I made was joining the Women's Giving Alliance (WGA)!

WGA brings together women from the entire Northeast Florida region: women who are intelligent, friendly and warm, and ultimately women who want to make a positive impact on their community.

WGA is a giving circle: Each member makes an annual contribution that is pooled with all other members and then donated to charitable causes annually. Every WGA grant is carefully researched and focused on making a real difference. It is very impactful giving!

For me, WGA offers three important opportunities:

- It taught me about my new community and organizations that make it strong.
- It provided a focused philanthropic opportunity.
- It brought me new friends and acquaintances, making this home for me.

My favorite story illustrating how WGA made this our new home occurred when we had lived here only about two years. One Saturday night, my husband and I



ABOVE: Sabeen Perwaiz, Jill Auld with her daughter Olivia and Aidee Chavez

LEFT: Barbara Haugen, Mary Pietan and Jeanne Ward

Photos courtesy of Barbara Haugen



A group of WGA members attend the 2017 WCGN Conference.

walked into Jacoby Hall at the Times-Union Center for a symphony concert. As we made our way to our seats, we received welcoming waves and greetings from around the hall, all from WGA women. I have no doubt this type of scene repeats itself in venues of all kinds throughout our region, from sports stadiums to theaters, to churches and schools.

What a difference WGA has made in so many of lives – and not just the lives of the women in need who WGA helps!

WGA has a great business model and is administered by The Community Foundation of Northeast Florida. Each WGA member contributes \$1,500 per year. Of the \$1,500 annual membership fee, \$1,000 goes into annual grants, \$300 contrib-

utes to build the endowment so work can continue and \$200 goes to operating overhead. It's a very efficient business model! Plus, WGA holds meetings in neighborhoods/communities throughout the Jacksonville region in addition to special events. The combination works beautifully to bring members together and create new ties.

There is also a new one-year membership for women 40 and under who want to explore WGA membership. It's called "4Sight," a play on the word "foresight," which means care and provision for the future. WGA President Ellen Wiss said, "WGA's goal is to energize our organization and sustain it going forward." Women 40 and younger can join WGA for a half-price first year annual dues membership of \$750. This facilitates the ability of young women to experience the impact of WGA philanthropy and connect with a vibrant community of caring women throughout Northeast Florida.





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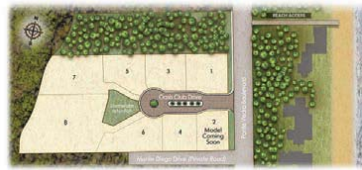
**104 Newport Lane**  
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**4262 Point La Vista Rd. W. on The St. Johns River**  
San Marco riverfront with expansive views of the St Johns River. New dock, bulkhead, boat house and lifts. Family home with open kitchen / family room, 4 bedrooms down and master suite upstairs with walk-in closet and separate office. \$1,390,000



**33 Oasis Club Drive**  
Oasis Club of Ponte Vedra is a private enclave nestled between the Atlantic Ocean and the Guana preserve. Only 8 lots share a private, paved cul de sac. Deeded beach access only steps away. Community will have a Coastal Vernacular architectural style - design specs available upon request. \$645,000



**551 Granada Terrace**  
Vacation all year long! This cedar shake Old Ponte Vedra home situated on coveted lagoon lot is move in ready for coastal living. Eastern exposure captures the sunrises and cool ocean breezes. Just 2 blocks from the ocean on Granada Terrace has 4646 sf, 6 bedrooms, 5.5 bathrooms. \$2,250,000



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**216 Vale Drive - Palencia**  
Coming Soon! 5 bed/6 bath Dostie Home built in 2012. Enjoy the Course views from the amazing outdoor living with pool, fireplace and outdoor kitchen. \$775,000



**416 Central Street - Palencia**  
Adorable home with separate guest suite over the garage. 4 bed/4 bath Toll Brothers with lovely custom upgrades. Great location close to club house and market street. \$379,000



**826 9th Ave S. - Jax Beach**  
Location Location! Walk to the beach from this 2002 townhome featuring 3 large beds, 3 baths, granite kitchen and picture-perfect yard with Koi pond! \$425,000



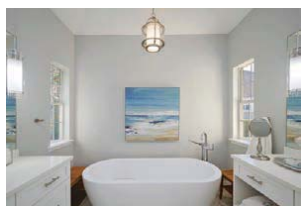
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**705 Spinnakers Reach Drive at Sawgrass Beach Club**  
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**928 Fiddlers Creek Rd.**  
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**105 Old Mill Court In Odoms Mill**  
Peaceful Palm Valley living in this 4-bedroom, 3 bath home located on a preserve lot. This formal model home is convenient to schools, shopping, and the beach. \$469,900



**For info, contact  
Derek Prince  
(904) 563-5050**



# WGA

Continued from 23

This year, WGA made grants totaling \$450,000 that are focused on bringing new education and training to women and girls to move them into good jobs and raise them out of poverty. This is the new WGA focus for the next five-year giving cycle. Since its founding in 2001, WGA has made grants totaling more than \$5

million to more than 45 nonprofit organizations to support critical services for women and girls.

WGA currently has an endowment in excess of \$3.2 million that grows significantly each year due to the business model, and an endowment program that many members have chosen so their giving goes on in perpetuity.

For more information and to join WGA, go to [wganefl.org](http://wganefl.org). or call Teri Calinao at (904) 356-4483.



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**Julington Creek - Saint Johns \$310,000**  
Beautiful single level 4BR/2BA home on preserve lot. Great layout with formal living and dining rooms, high ceilings and tile floors through common areas. Eat-in kitchen opens to spacious family room with fireplace. Enjoy peaceful preserve views from screened lanai and paved patio. Great community with A rated schools. MLS 917463



**Kensington - St Augustine \$445,000**  
Great BUY! This beautiful 5BR/3.5BA freshly painted home with 2 story foyer, hardwood floors and crown moldings is built for a crowd. Large eat-in kitchen with new stainless steel appliances, granite and breakfast bar opens to wonderful family room with fireplace. Downstairs master suite enjoys water and preserve views. MLS 901980



**Costa Del Sol - Jacksonville Beach \$450,000**  
Just a block from the ocean in the heart of Jax Beach, this freshly painted 3 story 3BR/3.5BA town home is a find! 1st floor bedrm/office opens to charming, private backyard. Upstairs is huge kitchen overlooking spacious dining & living rooms w/ balcony. 3rd level offers 2 suites with a balcony off master to catch ocean views. MLS 904627



**Sawgrass Country Club \$542,000**  
OPEN HOUSE at 52 S. Nine Drive on Sunday, Jan 28th from 1-4pm. Gorgeous, light filled 3BR/2.5BA lakefront home, recently remodeled with wood floors on main level, vaulted ceilings and Plantation shutters. New crisp white kitchen with granite opens to dining and great rooms. Lovely den overlooks deck with wonderful lake views. MLS 903789



**South Jax Beach \$2,895,000**  
Fabulous 5BR/5.5BA oceanfront home with gated entrance and plenty of room for everyone. Wide open floor plan with elegantly appointed kitchen, dining area with stained glass and great room with fireplace opens to huge deck with hot tub and summer kitchen. Media room, elevator and 2 master suites each with ocean facing balcony. MLS 886414

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## TRAVEL

# A trip to exotic Morocco



Photos courtesy of Susan Hudson

By Susan Hudson  
Williamsburg Travel Leaders

What could be more exciting than a trip to the Kasbah, or anywhere in Morocco? I can tell you all about it after going myself!

Where to begin? A trip should include the four imperial cities: Fes, Marrakesh, Meknes and Rabat. And of course, you must include Casablanca, Morocco's commercial center.

Casablanca is your starting point, so why not have a drink at Rick's Café. This is the restaurant made famous by the 1942 classic movie, "Casablanca," with Humphrey Bogart and Ingrid Bergman. It is owned by an American but exudes all things Moroccan: the food, the décor, the ambiance ... a good way to start your trip!

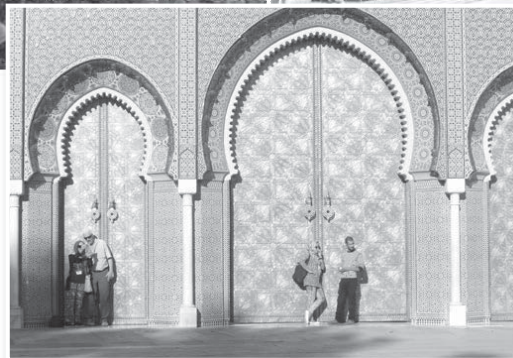
Just down the street is the most famous mosque, Hassan II, which is the largest in Morocco with the tallest minaret in the world. It was completed in 1993 to commemorate the king's 60th birthday. Its dramatic location sits on an outcropping over the water. The mosque is one of the most beautiful in the world. It contains cedar and wood cupolas, marble and granite coverings, chandeliers and sconces from Murano and Moroccan glazed tile.

Fes is the second largest city in Morocco. It is one of the "walled cities" of



Morocco and most famous for its medina with blind alleys that lead to beautiful fountains and small stooped doorways, containing houses, bakeries and craftsmen.

It is a labyrinth of small streets that seem to go nowhere, and may get you lost. However, if you walk around enough, you will find you are in a circle and end up close to where you came in. (This is also true in the market at Marrakesh.) The craftsmen receive their goods from deliveries made by carts pulled by hand, donkeys or mules. If they come down the



narrow street where you are, heed their warning of "balik balik," which basically means, "Get out of the way." Sometimes, you may have to flatten yourself against a wall; donkeys and mules have the right

away! All said, this is a place like no other and is worth any inconvenience.

Marrakesh is home to several palaces. The palaces were lavish homes that were walled in with intricate tile and beautiful courtyards. Built in the 19th century, Bahia Palace is quite extensive and said to have 150 rooms (although I didn't count). This was due to all of the wives and children that lived there.

The medina there is an endless maze of markets. Almost everything can be found and bought there – coffee, perfume,

MOROCCO continues on Page 27



# Morocco

Continued from 26

clothes and even wedding dresses. The smells, mint tea and cumin, are everywhere. Cinnamon and freshly ground coriander, along with rosemary and other spices, are sold in great supply. Nuts in bulk and fresh baked goods, from bread to delicate almond flour cookies, are also available here. The smells, the sounds and the colors are all so vibrant! It can be a little overwhelming at first. Morocco is a trader's paradise. So, slow down and take it easy, like the locals.

Meknes is the third imperial city that lies between Rabat and Fes. It has a much smaller medina than either Fes or Marrakesh. Some of the other attractions in Meknes include the Mausoleum of Moulay Ismail, built in 1703, the Lah-boul Gardens and the Grand Mosque. The Sultan Ismail turned Meknes into an impressive city in Spanish-Moorish style. It is surrounded by high walls with great doors. Meknes is a harmonious blending of the Arab and European styles.

Volubilis is an ancient ruin, once part of the Roman Empire, and has wonderfully preserved mosaics. It lies just outside Meknes and makes for a nice stop. It is now a protected UNESCO Heritage site.

Rabat is the capital of Morocco, with an Arab, French colonial heritage. It lies on the Atlantic Ocean and has beauti-

ful beaches. Here you will see terracotta buildings with intricate tile detailing next to five-star hotels. The French built the walled medina by the sea and at the time, it was the full extent of the city. It is not nearly as large and complicated as the one in Fes or Marrakesh. It is small enough to

easily explore in half a day.

Overall, arriving in Morocco is like stepping into a totally different world of exciting sights.

It has a very rich history and combination of French, Spanish and African, and all languages are spoken quite inter-

changeably, plus English (mostly because of tourism).

It is a very safe place to travel. The people are friendly and welcoming. King Mohammed VI, beloved by all of his people, encourages and supports tourism through an open environment.

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PHOTO: LUXURYFORLESS





# A French classic

Photos courtesy of Linda Ostoski and Jim Zeller

**By Linda Ostoski and Jim Zeller**

The Luxury Leaders Team at Watson Realty Corp.

The peaceful community of Pablo Creek Reserve features privacy and the utmost security, while also being close to all Jacksonville has to offer. Strict architectural requirements keep the style of the homes classical and authentic, creating a mix of custom home designs.

The estate at 5395 Commissioners Court in Jacksonville keeps true to its French chateau inspiration. Designed by Jaycox & Reinel Architects and built by C. F. Knight, this residence enjoys authentic, high-quality construction not often seen in the area.

The paver-based, circular drive brings you to a balustrade volute with scrolled ironwork and open flame torchieres leading to a grand entrance. Elegant, custom millwork that greets you in the two-story foyer is representative of the fine craftsmanship seen throughout the house.

Generous living and dining space with French-inspired herringbone oak flooring make up the grand room. The focal point of the living area is the carved stone fireplace mantelpiece. Sun-drenched lights fill this area via four large sets of French



## 5395 COMMISSIONERS COURT (JACKSONVILLE)



doors that open to the formal courtyard gardens. The adjoining arcade ceiling to the informal area is reminiscent of Lourdes (St. Bernadette), used extensively

in the Normandy province of France.

The family gathering area includes a finely appointed kitchen and an entertainer's pantry with a library ladder designed

to hold all your entertaining serveware. The epicurean kitchen is also anchored by a large wet bar and butler's pantry. The open design concept is captured by the kitchen to large casual dining and then the family room with a gas fireplace. Two large sets of French doors also overlook the gardens.

The north side of the house is completely focused on the owners. Access this private area through two large arched doors framed with custom millwork. Included in this wing are a study, den, two bedrooms and three full baths. The hall to his and her bedrooms is flanked by six large closets, which blend into the custom wainscoting used throughout the home. Most rooms in the house have direct access to beautiful French gardens.

Additional features of this property include a multigenerational bedroom with a bath, large guest suite, oversized three-car garage with storage closets and a whole house generator. Overall, this house is perfect for Florida entertaining, from indoors to outdoors flawlessly.

This property is represented by The Luxury Leaders Team at Watson Realty Corp., listed by Linda Ostoski and Jim Zeller and offered at \$2,300,000.



# Dorothy was right: There's no place like (this) home

**By Lisa Sandifer**

Berkshire Hathaway Home Services Florida Network Realty

Think of all the money you'll save. Say goodbye to hotels, sayonara to rental cars and adios to airlines. The truth is, you'll never want to leave this house, located at 256 North Mill View Way in the Sawmill Lakes subdivision of Ponte Vedra Beach.

Love the beach? Walk or ride your bike two miles east to the public access with parking and bathrooms. There, you'll find a huge expanse of warm sand and crystal blue ocean. Jump in: Native Floridians will tell you that saltwater cures everything.

Maybe you're a boater? The Palm Valley public boat ramp is walking distance to the west of the neighborhood. Right next door and under construction is a three-level dry storage and marina at Palm Valley Outdoors, which is a great place to buy bait, rent boats, kayaks and SUPs (for you land lubber types, SUP translates to Stand Up Paddleboard). PVO also doubles as a fabulous, casual family restaurant with live music and plenty of outdoor seating. It's a perfect spot to sip an inspired beverage, slurp an oyster and watch water vessels of every type cruising the Intracoastal Waterway. The kids will love to play the corn hole and jumbo Jenga games that are set up out back.

The south side of the neighborhood borders the Guana River State Park. Here you'll spot numerous varieties of indigenous Florida wildlife and vegetation. Tired, hot, and sweaty when you arrive home after your day in the sun? No worries: Take a dip in your heated saltwater pool. It's just what the doctor ordered. Let the hot tub jets bubble stress out of sore muscles.

Don't want to miss a minute of the big game? Click on the flat screen TV hanging on the coquina wall of your screened lanai. Chill and grill while the kids catch bass and trout in the well-stocked lake out back. Thirsty? Grab a few lemons off one of the three citrus trees, and stir up some ice-cold lemonade. Or better yet, go to the side of the house to your self-irrigating vegetable garden and pluck some fresh mint for your cucumber water.

Your chef's kitchen features all stainless-steel appliances, a gas range, under cabinet lighting, gorgeous granite countertops and a built-in wine refrigerator. Split plan both upstairs and down provides plenty of privacy. Need a home office, guest room, mother-in-law suite, play room, or man cave? Whichever, there is ample space. Welcome home.

This property is represented by Berkshire Hathaway Home Services Florida Network Realty, listed by Lisa Sandifer and offered for \$649,000.



256 NORTH MILL VIEW WAY



Photos courtesy of Lisa Sandifer



Photos courtesy of Fred Hunt

## Ponte Vedra Croquet Club offers fun competition for all, opportunity to build community

**By Fred Hunt**

Many of our residents are unaware that there is a professional croquet facility here at the Beaches.

The Ponte Vedra Croquet Club is located directly behind PVPV-Rawlings Elementary School on A1A, just south of Corona Road at the end of Mosquito Control Road. It is the dream of John Curington, a 30-year member of the United States Croquet Association and ranked tournament player. The club was opened for play on Feb. 6, 2015, after several years of searching, negotiating, zoning approval and site development.

With seven courts, it is among one of the largest croquet venues on the Eastern Seaboard. Serious croquet is a game of skill and strategy and is designed to be both a competitive and social sport. This affords players the chance to meet and get to know new people, providing an opportunity to make new friends.

Another interesting aspect of this sport is that it is gender neutral. It does not require any particular strength to play, but requires the development of a swing that controls both the direction and distance of the ball. This puts men and women on an equal footing. There is one other part of the game that may tip the balance. A major skill required is in the strategy of thinking one or two moves ahead. Who is to say which gender prevails in this category?

"Open Play" days were established to accommodate anyone who has an interest. The club provides the equipment needed and offers classes on "An Introduction to Croquet" every Saturday at 9:30 a.m. and Sunday at 3 p.m. No reservations are required.

The "Mallet," a weekly newsletter, keeps members and friends abreast of the happenings at the club. A website was





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## Croquet

Continued from 29

also launched and can be viewed at [www.pontevedracroquetclub.com](http://www.pontevedracroquetclub.com). It provides a description of the facility, lists activities and offers a membership application and copy of the current newsletter.

The club has festive gatherings with varying themes. In addition to the annual Christmas party, the club had a low country boil, an oyster roast, an 80th birthday

party and more. These events are held in the pavilion, which can be open on three sides to enjoy the idyllic setting or closed during inclement weather.

The facility also features a clubhouse with restrooms and handicap facilities, and a comfortable lounge. The front of the clubhouse has an elevated deck with a pergola overlooking the three tournament sized courts of the North Lawn. The courts are open to members seven days a week, except when special maintenance is needed.

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# A coastal traditional re-imagined from so-so to stunning

**By Janet Westling**

Contributing Editor  
Berkshire Hathaway HomeServices Florida Network Realty

When you step inside 34 Valencia St. in Ponte Vedra Beach's Seaview Park, you experience a bright, coastal traditional that has been redone, redesigned and reimagined!

Perhaps the vision for this re-design was inspired by Chip and Joanna Gaines of HGTV's "Fixer Upper?" They have designed some incredible transformations that we all admire.

When it came time to list her home for sale, I sat down with the owner to discuss the options that were available: put a fresh coat of paint inside and sell it in its current condition, or do some major updates that would have an impact on the design, the condition of the home and the listing price.

She chose the redesign and "the project" began. I advised and oversaw the renovation throughout, and this coastal traditional home went from so-so to stunning!

The original floors were replaced with beautiful European oak flooring in the kitchen that had a laminate floor, the great room that had a dark cherry floor and the master bedroom that had a light wood floor. They were original and aged, and we did explore the option of refinishing the great room floor. The cost to do so

did not provide the return on investment to justify replacing all the floors with the same up-to-date and gorgeous floors that are there today.

Next, we focused on the cabinets and countertops. The original brown oak cabinets were replaced with white shaker cabinets and quartz countertops in the kitchen and both bathrooms. The home was painted a Sherwin-Williams pure white throughout, which complements the flooring beautifully!

New paint, a new marble fireplace surround, new hardware, new lighting, new electrical plugs and outlets, new plumbing fixtures and new mirrors all encompass a stunning up-to-date new look.

Seaview Park is within walking distance to the ocean. I recently sold two homes on the same street that had been updated and contributed to the increasing values that this family friendly neighborhood is seeing. It is not always an easy decision to decide to update a home, but the reward in increased value is a compelling reason to take the plunge! Another option is to take on small renovations while you are living in your home that you plan to sell in a few years. The advantage is to enjoy the home improvements that you make while increasing the value of your home.

With the renovation complete, it was time to stage this beautiful home. I provided the furniture with many pieces I have purchased from



## 34 VALENCIA STREET

J. Turner & Co. I designed the space to complement the light-filled great room with a white linen sofa, two white slipcovered chairs and the vintage blue distressed look rugs.

The white sheers throughout the home speak to the casual, coastal living that is the beach life! This three-bedroom, two-bath home with over 2,100 square feet located in the heart of Ponte Vedra Beach features a new, tile courtyard patio at the entrance, a vaulted great room with a wood-burning fireplace that overlooks a screened in porch, a great deck for entertaining and a backyard with room for a pool!

Welcome home to 34 Valencia St. and the perfect family home within walking distance to the beach in one of the most sought-after communities east of A1A! This property is represented by Berkshire Hathaway HomeServices Florida Network Realty, listed By Janet Westling and offered for \$699,000.00.



Photos courtesy of Allison Ferebee







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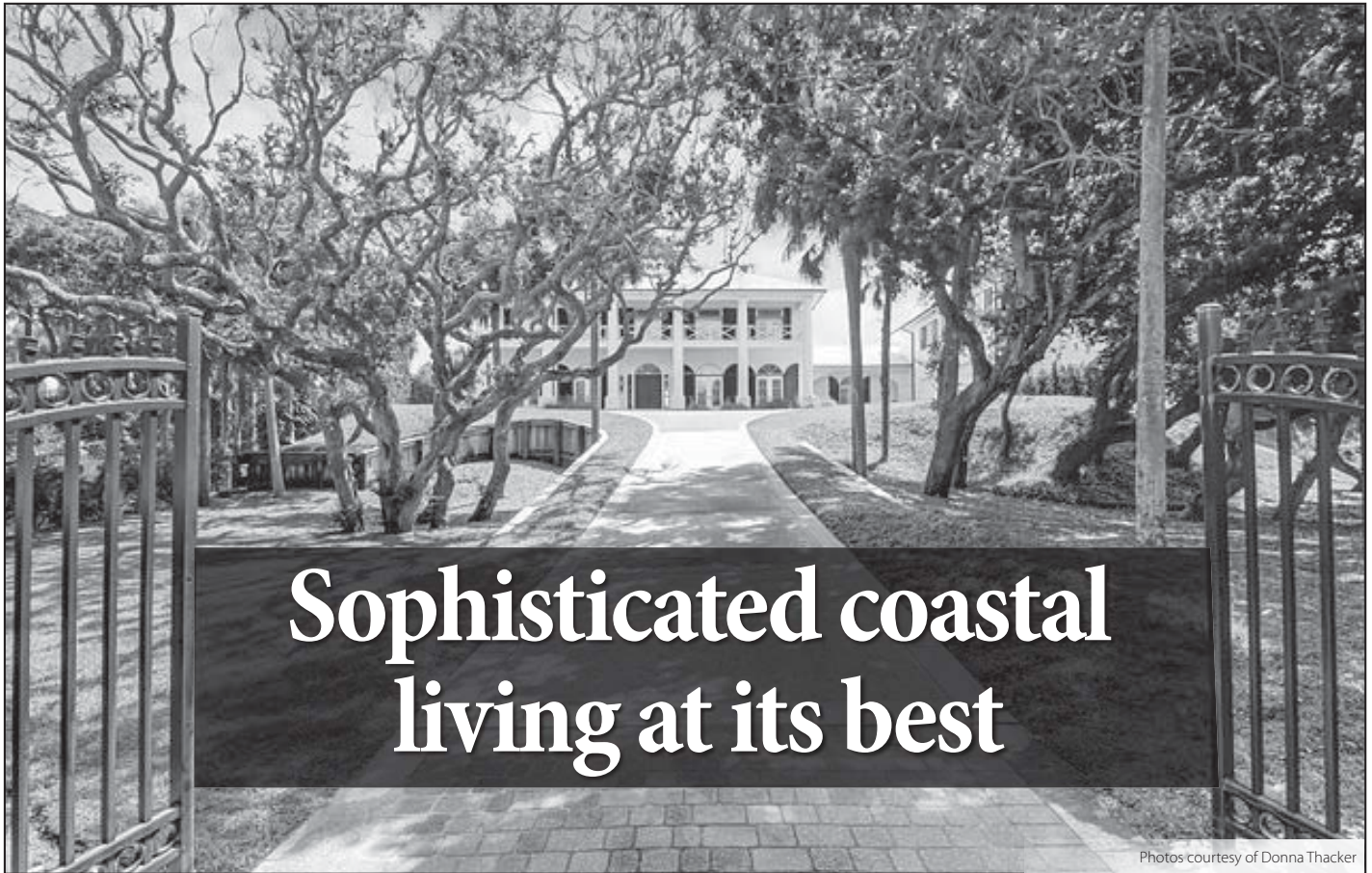


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## Sophisticated coastal living at its best

Photos courtesy of Donna Thacker

### By Donna Thacker

Berkshire Hathaway HomeServices  
Florida Network Realty

You will feel the warmth and Southern charm of this coastal plantation home located at 1117 Ponte Vedra Blvd. and be captivated by the ocean waves all from your living room.

Featuring over 8,400 square feet of wide open space, this home has ocean views virtually from every room. Not to mention, it's eligible for Plantation Beach Club membership!

Gated access onto a paver driveway will take you to the herringbone entrance, giving you the feel of a Southern plantation beach home. You won't be disappointed with the view once you enter the marble floor foyer, as the grand staircase and Atlantic Ocean are steps away. This five-bedroom and more than four-bath home is truly amazing!

Downstairs features a large formal living room with a grand fireplace and formal dining room large enough for the entire family and your friends. The state-of-the-art kitchen features granite counter tops, stainless appliances and a food prep island that will seat at least six and is just steps away from the family room and the ocean. Overall, it's perfect for



### 1117 PONTE VEDRA BLVD.

entertaining!

Nearby is a spacious laundry room with two washers and two dryers, perfect for your large family or when guests are visiting. Just down the hall, you'll find a mirrored exercise room, perfect for your morning yoga while watching the sunrise. A nearby full bath can be used as a beach/pool bath just off the back lanai.

The solid wood floor staircase lands onto an upstairs oasis. The wood floors continue throughout upstairs and are stunning. There are sunrooms off every

bedroom where you can enjoy the sunrises and sunsets. The master suite features a fireplace, built-in bookshelves, walk-in closets, his and hers vanities and a soaking tub, making this a quiet retreat at the end of the day.

Above the four-car garage is a two-bedroom apartment with a separate entrance. This space boasts all the well-appointed features found in the rest of the home. It features wood floors, plantation shutters, walk-in closets and a spacious bath with a walk-in shower. This would be perfect

for that college student or an even better "man cave" or private office!

With over an acre lot, there is room to add a pool, or you can leave the green space and enjoy the natural beach and occasional sea turtles who feed and sun in the morning. There is truly no better way to experience the Florida east coast.

This property is represented by Berkshire Hathaway HomeServices Florida Network Realty, listed by Elizabeth Hudgins and Donna Thacker and offered at \$6,375,000.





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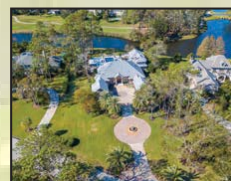


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**MANDARIN**  
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**PONTE VEDRA BCH**  
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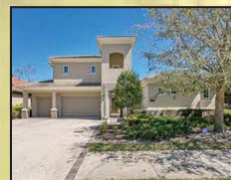
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3BR/2BA • \$1,599,000  
Sally Sergeant



**PALERMO**  
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Valerie Shaw/Mary Faulds



**OCEANFRONT**  
4BR/5BA/2HB • \$4,300,000  
Belk Ingram





Photos courtesy of Gwinn Volen

# New house on market in Sawgrass Island

By Gwinn Volen  
Ponte Vedra Club Realty

Most locals know Sawgrass Island in the Sawgrass Players Club as the beautiful estate section of homes adjacent to THE PLAYERS Stadium Course and TPC Clubhouse and just off Seven Mile Drive. With 56 homes in the neighborhood, it's a well-loved spot where homes hit the market rather infrequently.

New on the market in this beautiful enclave of homes is 8055 Whisper Lake Lane West.

The current owners have spent the last 10 years making it a veritable dream house with the backyard living space being the last crowning achievement, which includes the extension of the roofline to accommodate a huge outdoor room and kitchen with retractable screens, a dining cabana and a gorgeously landscaped pool with a spa and a beautiful fire pit built into the pool.

The house has a wonderful flow for entertaining with ample space for a crowd. The 10-person theater room is the perfect space to close off and watch the game on the 120-inch screen, and there are multiple living spaces to flow through for other

guests. The kitchen is beautiful and really captures the home's personality. A thick slab of Calcutta marble frames the island, and the grey cabinetry creates a soothing atmosphere.

The home offers over 6,000 square feet with five bedrooms and six-and-a-half baths. All of the living space is on the first floor, outside of two upstairs guest suites. The property is on over one-and-a-half acres and is nicely landscaped with a circular turnaround.

Car lovers will appreciate the five-car garage. The fifth bay has been converted into a heated and cooled gym with rubber flooring and mirrors for the workout enthusiast. If the new owner isn't a gym lover or wants to relocate the gym, this garage bay could be easily converted back to accommodate a car.

As an agent, I'm always trying to think of the right descriptors for a home. French country meets California casual is how I would describe this lovely home. The style is at once on trend, but very classic and timeless.

This property is represented by Ponte Vedra Club Realty, listed by Gwinn Volen and offered at \$2,495,000.



## 8055 WHISPER LAKE LANE WEST







Photos courtesy of Belk Ingram



**735 PONTE VEDRA BLVD.**



## Ponte Vedra Beach oceanfront home offers never-ending ocean views

**By Belk Ingram**

Ponte Vedra Club Realty

Ponte Vedra Beach is synonymous with not just golf but with white sandy beaches, and this immaculate home keeps you close to both.

As the new homeowner, you will enjoy fabulous ocean views from this perfectly nestled home. Keeping a golfer close to his/her passion for the green, this home is ideally located just 1 mile south of The Lodge & Club and 2.5 miles from the famed Ocean Course of The Ponte Vedra Inn & Club.

Gracing a 150 by 300-foot oceanfront lot at 735 Ponte Vedra Boulevard, this more than 5,000-square-foot home provides the perfect setting for morning coffee on the oceanfront porch, ocean breezes, sounds of the waves and majestic sunrise views. The incredibly spacious back yard is perfect for a pool addition, holiday cook-outs, celebrations and entertaining. A private walkway to the ocean for your morning walk is another added bonus!

Built with luxury in mind, your spacious first floor oceanfront owner's suite features high ceilings with recessed lighting, remote-controlled black out curtains and his and her baths. Your favorite master suite feature will undoubtedly be the designer claw foot tub.

The home features a fabulous kitchen with custom cabinets, an appliance garage, a double wood panel refrigerator with four drawers, a double oven, significant cabinet storage,

granite countertops, a built-in desk and more. It's perfect for entertaining while guests enjoy comfort in the adjacent family room, which includes a stone fireplace, custom built-in entertainment center, wet bar and wine chiller. There is plenty of space for your visitors with two guest oceanfront suites with full baths. A lovely dining room with tray ceilings and ocean view formal living room with a brick fireplace finish off the first floor.

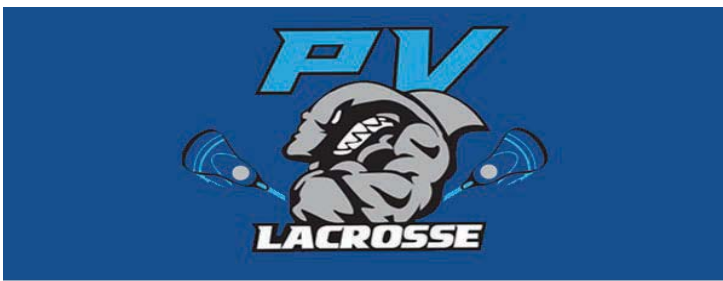
The second level includes a spacious bonus room currently used as a home gym, plus an additional bedroom with a sitting area and an office.

This "Weeping Brick" home features a two-car garage and a one-car garage. Entry and exit onto Ponte Vedra Boulevard is made easy with a circular paved driveway. Rear porch access is available from all rooms on the first floor. Last but not least, heating and cooling costs will be less expensive with the Icynene insulation provided in this home.

Get ready to enjoy the beach, fine dining and golf all nearby. Not a club member? No problem! Preferred Membership Initiation Fee pricing is available to the purchaser(s) of this home for the Lodge & Club and The Inn & Club (certain restrictions apply). The location of this home provides the owner proximity to alternative club choices to meet any need.

This property is represented by Ponte Vedra Club Realty, listed by Belk Ingram and offered for \$4,300,000.





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## "Congratulations Jaguars On Your Fantastic Season!"

140 INDIAN COVE LN.



Marsh Landing home featuring 5 BD, 4.5 BA and 3,376 SF. You'll love entertaining on the large screened lanai looking out at the water and fountain. Plus, A BRAND NEW ROOF! **MLS# 917279 / \$749,000**

22 MEDITERRA AVE.



Adorable 3 BD, 2 BA one-story, corner lot home located in the heart of Nocatee! You'll love relaxing on your private screened-in porch! **MLS# 910187 / \$330,000**

300 LAUDEN CT.



Fabulous pool home in Oceans Edge featuring 4 BD, 2.5 BA & 2,750 SF. Great open floor-plan & updates throughout including a new roof! You'll love the private backyard! **MLS# 908932 / \$535,000**

132 KINGFISHER DR.



This 4 BD/5 BA home features over 3,800 SF of living space and a NEW ROOF!! Relax under the covered lanai or around the large pool and heated spa. **MLS# 904924 / \$775,000**

Call the Lisa Barton Team...



904.705.1382 (Cell)  
904.473.0106 (Office)  
Lisa@LisaSellsPonteVedra.com  
www.LisaSellsPonteVedra.com

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### THE MILAM HOUSE - PVB OCEANFRONT

Architect Paul Rudolph called this his favorite residential work; it's his only design in northeast Florida. Modernist 5br home (including guest house) on a secluded 200'-wide oceanfront high dune on original Ponte Vedra Blvd. **\$4,700,000**



### HARBOUR ISLAND

On a peaceful Intracoastal Waterway tributary, this cheerful, bright 5-br+ office home invites the outside in. Parking for 4 cars, guest suites, dramatic east-facing views, spectacular pool with seating & summer kitchen & dining. One of Harbour Island's finest homes. **NEW PRICE: \$2,195,000**



### VACAY EVERY DAY!

You can own one of only 20 fantastic townhomes - this one boasts fine finishes, direct Intracoastal views, private garage, courtyard with fire pit and spa, AND boat slip, all for **\$885,000**. Townhome alone is **\$825,000**. Hurry!



### THE PRESERVE

This is an exceptional 5br+ study floor plan on a lakefront site. Special features include wood floors, transom windows, high ceilings, large closets and a 3-car garage. Perfect spot for bird lovers! First time offered! **\$749,000**.



Contact Listing Broker Clare Berry  
[Clare@clareberry.realtor](mailto:Clare@clareberry.realtor) (904) 382-5875

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PV2-LV46077



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MAY 7-13, 2018

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586 Marsh Landing Parkway, Jacksonville Beach, FL 32250  
[www.NEFloridaVacationRentals.com](http://www.NEFloridaVacationRentals.com)

PV2-LV46138

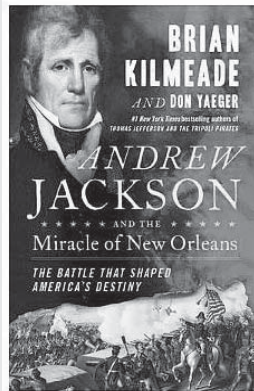


Co-host of "Fox & Friends" and author of "Andrew Jackson and the Miracle of New Orleans"



Judge Don Moran, Brian Kilmeade, Lee Smith and Judge Tyrie Boyer

BOOK SIGNING



Michelle, Colette and Charlie Belzer with Brian Kilmeade



Brian Kilmeade, Carol Zoller and Bob Zoller

# An evening with BRIAN KILMEADE

By Janet Westling  
Contributing Editor

On Dec. 8, 2017, my husband Dale and I hosted a book signing with Brian Kilmeade, co-host of "Fox & Friends" and author of the bestselling novel, "Andrew Jackson and the Miracle of New Orleans," at our home in Sawgrass Country Club.

Brian has visited Ponte Vedra three years in a row, and this event was sold out within weeks of sending out invitations! Over 279 books were signed, and all who attended had the opportunity to do some early Christmas shopping.

Our guest author had a busy schedule of book events throughout our state and endured some very bad weather to arrive here. He gave a wonderful talk after the signing with an overview of the book and details on the history, inspiration and development of the characters in his third historical novel. His previous best sellers, "George Washington's Secret Six: The Spy Ring That Saved the American Revolution" and "Thomas Jefferson and the Tripoli Pirates: The Forgotten War that Changed American History," were co-authored with Don Yaeger.

In addition to writing books and co-hosting "Fox & Friends" on national television, Brian hosts a national radio show that airs in Jacksonville on WOKV daily from 9 a.m. to noon.

Photos provided by Janet Westling



Brian Kilmeade and Francesca and Michael Rutherford



Dale and Janet Westling with Brian Kilmeade



Brian Kilmeade, Katie Hughes and David Johnson



Brian Kilmeade, Katie Pettit and Dr. Paul Pettit



Brian Kilmeade and Lonnie and Geoff Smith





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## Florida Network Realty



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PV2-LV46107

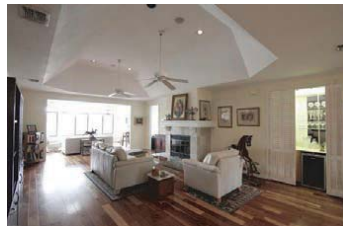


**EXEMPLARY OCEANFRONT LIVING ON PONTE VEDRA BLVD.**  
This oceanfront estate is built like a fortress with 2-story masonry construction. Set on 1.45 acres this home is designed with to capture expansive ocean views from almost every room. \$6,300,000



**Call Sarah Alexander**  
904-334-3104

PV2-LV46080



**LIVE, LOVE, LAUGH**  
Light and airy with spectacular golf course and water view, this 2,884 sq. ft. brick ranch garden home is darling. Prime Plantation location, 4 beds, 2.5 baths, spacious eat in white kitchen, large living space with fireplace, renovated in 2013. \$721,000.



**Call Helen Kelble**  
904-552-1977

PV2-LV46079



**GRAB YOUR BOAT KEYS!**  
Live literally at the Water's Edge on the Intracoastal. Townhome blends elegance and privacy, with a laid-back waterfront vibe. 3 bedrooms+office+entertainment loft/3.5 bath, 3,092 sqft and 2 car garage. Private elevator zips you up every floor in a cinch. Enjoy fabulous water views! \$760,000



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

PV2-LV46086



**VACATION AT HOME!**

There's no need to leave when you are nestled perfectly between the ocean and the Intracoastal. Walk or bike on sidewalks to Mickler's public beach access 2 miles to the east, or drop your boat in the water at the public boat ramp 1 mile to the west. This move-in ready home is a stunner in the established Sawmill Lakes neighborhood in Ponte Vedra Beach which is located in Florida's number #1 school district, St Johns County, and zoned for Ponte Vedra High. NO CDD fees here!



This 3,422 sf staged home has SBR, 4 full BAs, +office. 5th BR is a flex space and could be man cave, playroom, or mom-in-law suite. \$669,000

**Call Lisa Sandifer**  
904-254-5462

PV2-LV46041



**ENJOY THE PERKS OF NOCATEE**

Never a dull moment with the waterpark, farmer's market, nature trails, and the exclusive amenities of Coastal Oaks. This 4 bedroom/3.5 bath home features hardwood floors, private study, open kitchen/family/dining layout, saltwater pool, plus a closet that doubles as a storm room to keep valuables safe. \$655,000.



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

PV2-LV46088



**JUST TWO BLOCKS TO THE OCEAN**

This immaculate Atlantic Beach pool home is located East of Seminole Road. Built in 1995, it has been completely updated to today's lifestyle. It features 5BR/3BA, 2786sf, hardwood and travertine floors, granite counters, gas fireplace and wonderful outdoor terraces and balconies to enjoy the sound of the surf and the afternoon sea breezes. A short 5 minute bike ride to the new Atlantic Beach Country Club, where friends and families gather for outdoor sports activities or dinner in one of three restaurants. Offered at \$949,000.



**Call Lee Elmore**  
904-699-4503

PV2-LV46078



**HIGHLY SOUGHT AFTER OPEN & SPACIOUS FLOORPLAN!**

164 Woodlands Creek Drive. This home, situated on an very private lot that backs up to the woods, is not only energy efficient but has wonderful features throughout. \$775,000



**Call Elizabeth Hudgins**  
904-553-2032

PV2-LV46081



**WATERWAY ESTATES**

Incredible opportunity to own an AMAZING waterfront home on the highly desirable Hopson Rd. This type of opportunity doesn't come often. Take advantage while you can since it has one of the most incredible views and largest lots on the Intracoastal Waterway in the community. \$1,285,000



**Call Beverly Hecht**  
904-610-7652

PV2-LV46117

To be included in this company ad in the next issue, please call (904) 285-8831 or email [aprils@opcfla.com](mailto:aprils@opcfla.com)



**ATLANTIC BEACH OCEANFRONT CONDO**

The perfect weekend getaway, this ground floor, 3BR/2BA, 1654sf condo features tiles floors throughout, updated Kitchen and Baths, French doors that lead to an oceanfront Florida Room to enjoy the ocean breezes and direct access to the beach. Conveniently located just 8 blocks north of Beaches Town Center. Offered at \$770,000.



**Call Lee Elmore**  
904-699-4503





**BERKSHIRE HATHAWAY**  
HomeServices  
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**GET OUT YOUR CLUBS!**

Rare 1/2 acre across from Atlantic Beach Country Club. 4 bedroom/3.5 bath, 3,311 sq ft recently renovated on Selva Marina Drive. Wide plank wood floors, crisp clean white walls, marble finishes and a coastal white kitchen are just a few things that will complete your checklist. \$1,249,000



Call Jennifer Sexton  
904-463-3326

PV2-LV6887



**OCEANFRONT TOWNHOUSE IN NEPTUNE BEACH**

Imagine waking up to the sunrise every morning, strolling on the sandy beaches of the Atlantic Shore collecting sharks teeth, or riding bikes up to Beaches Town Center for a night spent with family & friends where fun & fabulous meals at one of the many award winning restaurants are just down the street. Whether your dream is to live on the ocean full time, or to have a home away from home for a weekend get away, this is where dreams are realized & precious memories are made. Live the Beaches Lifestyle in this wonderful up-dated townhome. \$1,195,000



Call Lee Elmore  
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PV2-LV46139



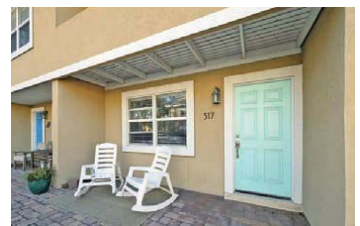
**MAGNIFICENT MEDITERRANEAN STYLE HOME**

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Call Elizabeth Hudgins  
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**ATLANTIC BEACH**

Great Investment Opportunity! Adorable 2BR Townhouse in the highly desirable area of Atlantic Beach. You would have a 2-minute walk to watch the sunrise & sunset every day! Close to parks, shopping & dining! \$275,000



Call Beverly Hecht  
904-610-7652

PV2-LV46118



**4253 TRADEWINDS DR.**

Waterfront 3BR/2.5BA 2207sf home located in Isle of Palms. You need to see this one! Move in ready with stunning renovated kitchen and baths! \$650,000



Call Rosemary Kristoff  
904-333-4841

PV2-LV6042



**CUSTOM BUILT ESTATES HOME**

Amazing custom built 5BR/4.5BA, 4592sf pool home with office, bonus room and exercise room, chef's kitchen and stunning outdoor living area with summer kitchen! Large lot surrounded by beautiful oaks! Offered at \$995,000



Call Tina Webster  
904-982-7330

PV2-LV6792



**CLASSIC COASTAL IN ATLANTIC BCH, 4 HOMES TO THE SAND!**

Flip flop to the beach in seconds for a stroll, sunrise surf session, SUP adventure or fishing. On coveted 12th St in Atlantic Beach, this 5 bedroom/4.5 bath 3,600+ sqft home boasts an abundance of space to unwind with the entire family. Offered at \$1,495,000



Call Jennifer Sexton  
904-463-3326

PV2-LV46085



**SELVA MARINA POOL HOME**

Live the Atlantic Beach lifestyle just steps from the ocean. If you are looking for your forever home, this wonderful 4BR/2BA house is waiting to raise the next family to start making your memories in. It sits on a large tree shaded lot with fruit trees & a Potting Shed/Play House. Spacious back yard with pool. Meticulously cared for. \$798,000



Call Lee Elmore  
904-699-4503

PV2-LV46131



**PONTE VEDRA BLVD. NEW HOMESITES**

23 estate-size homesites, 1/3 acre to over 1 acre, lots from the \$600s. www.EvenTideLiving.com



Call Lee Elmore  
904-699-4503

PV2-LV46110

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**34 VALENCIA STREET**

Step inside and experience a bright, coastal traditional that has been redone, re-designed and re-imagined! With over 2100 square feet, this 3 Br, 2 Ba perfect family home is located east of A1A in one of the most sought after neighborhoods in Ponte Vedra Beach! Offered for 699,000.



Call Janet Westling  
904-813-1913

PV2-LV46113





Photos courtesy of Carol Krogh



# The 100-day renovation

**By Kirk Robinson and Carol Krogh**  
The Agency at Ponte Vedra

Sherry Robinson didn't expect to end her search for a home at the beach when she took her usual morning walk. But after a detour over a pedestrian bridge, she stumbled across The Innlet at Ponte Vedra Beach.

If you've not heard of this secluded condominium community one block inland from The Lodge & Club, that's because it's one of the area's best-kept secrets. After failing to convince her husband Kirk, he journeyed over to see for himself. They immediately partnered with The Agency at Ponte Vedra to acquire the property. Fast forward a few months, and their 100-day renovation was underway.

Thanks to the collaborative efforts of design pro Shelley Dickerson, the talented crew at North River Building Solutions and Kitchen and Flooring Concepts, they're now living in

secluded luxury a short walk to the beach via the neighborhood's very own pedestrian bridge over the waterway.

Every inch of the property was enhanced: walls moved or eliminated; ceilings raised; a sunken sunroom brought up to level; textured ceilings covered with plank; kitchen and baths gutted; closets repurposed; flooring replaced with Italian tile and wood flooring; all lighting updated; fireplace and chimney replaced; windows and doors replaced; plumbing re-piped; and a tankless electric water heater installed.

The renovation team delivered a masterpiece at a Picasso pace. Sherry and Shelley dubbed the style "beach-dustrial," as they went into decorating mode. Josh Hogan of North River likens the look to the beach cottage style they're experienced in creat-

100-DAY continues on Page 46

## Northshore at Atlantic Beach offers modern coastal living and in-town convenience

**By Katie Hughes**  
McAfee Hughes Group RE/MAX Specialists

Atlantic Beach is a small seaside community located along the Atlantic Ocean, known for its beautiful beaches, boutique shopping and renowned dining. Among Jacksonville's beaches, this area has become a "real estate mecca" as the "private like" beaches have minimal public parking, affording a quiet residential character. From impressive oceanfront estates to beachside cottages, "Old Atlantic Beach" lures buyers to its serene small-town feel.

Over the years, this serene community has seen immense growth and change, yet has never lost its contagious appeal. With minimal land available, most buyers find remodeling an older home or tearing down an existing one as one of their only options. New construction options have been limited and are typically on the smaller scale.

As a result, we are happy to introduce Northshore at Atlantic Beach, a vibrant, brand-new neighborhood of 12 stylish, three-story townhomes. This limited-

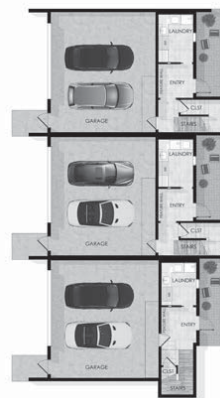
edition community offers modern coastal living and in-town convenience, just steps from the ocean. Only two blocks from the beach and adjacent to the Atlantic Beach Town Center at the corner of Ahern and East Coast Drive, these luxurious townhomes represent the character of the area with all the modern design desires of today.

Each residence features three bedrooms, two-and-a-half bathrooms, over 2,000 square feet, two large balconies, a bottom floor patio and a two-car garage. Finishes include wood and tile flooring throughout and an energy efficient smart home, plus a gourmet kitchen complete with stainless steel appliances, a built-in refrigerator and quartz countertops. The community will have secured access courtyards for residents to enjoy and on-site guest parking. An optional elevator upgrade will be available for the end units.

Completion for the first six townhomes is estimated for fall 2018, and construction pricing is currently being offered. Get ready to live in a permanent vacation spot at Northshore at Atlantic Beach!



Photos courtesy of Katie Hughes



The first-floor floorplan at Northshore at Atlantic Beach



The second-floor floorplan



The third-floor floorplan

These properties are represented by McAfee Hughes Group RE/MAX Specialists, listed by Mike McAfee and Katie Hughes and offered for \$775,000-825,000.





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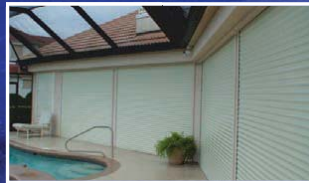
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CGC057134





Photos courtesy of Barbara Maple

# A piece of paradise in Ponte Vedra Beach

By **Barbara Maple**

Watson Realty Corp.

This home is in a fantastic location.

With the beach steps away from the front door, you can feel the sand between your toes in under 1 mile by taking a stroll on the neighborhood sidewalk. Also take that sidewalk south about half a mile, and you are at PVPV-Rawlings Elementary School. Or keep going another three-quarters of a mile and end up at Sawgrass Village for a smooth glass of wine, dinner, grocery shopping, boutique shopping or an exercise class. This location takes advantage of the outdoor beach lifestyle with so many amenities within biking or walking distance.

Located at 169 Summerfield Drive, the home itself is situated on a peaceful lake that separates the Summeffield subdivision from Sawgrass Players Club. The main gathering rooms and the master have walls of windows with sweeping views of the lake that allow in plenty of natural light, which creates a cheerful, homey environment.

The great room — featuring gleaming, hardwood floors — has two areas separated by a couple of stately columns. The first area is used as a living room with a cozy fireplace and built-in

shelving. The second area is used as the family room and opens to the expansive Florida room. This open concept offers great options for entertaining. The kitchen had new cabinets and counters replaced in 2016, with loads of storage space and eating space — including a breakfast bar and breakfast room that overlook the lake.

The bedroom area consists of a huge master suite that has a sitting area/office space added on for additional square footage, a remodeled bath and an outdoor patio on the lake. There are also two guest bedrooms with a shared bath.

This well-maintained home has had one owner that originally bought it from Castle Builders. They have lovingly updated the home over the years and enjoyed many evenings relaxing in the Florida room, watching the sun set over the shimmering lake; and many mornings watching the sun rise over the glistening ocean. As they move on to the next stage of life with grown children in Nashville, they look forward to finding someone who can love and live a happy life the way they have in this piece of Ponte Vedra Beach paradise.

This home is represented by Watson Realty Corp., listed by Barbara Maple and offered at \$545,000.



**169 SUMMERFIELD DRIVE**







# River Marsh home built the 'ITALIAN WAY'

Photos courtesy of Dori Mackoul Dekle

**By Dori Mackoul Dekle**

Sellstate High Performance Realty

Located in the soothing luxury of Ponte Vedra Beach, this home at 169 River Marsh Drive was built by the current owners who originally came to vacation along the east coast of Florida from Torino, Italy.

Falling in love with the area, they felt that Ponte Vedra was beckoning and decided to make it their home. Drawing on their experience as commercial developers, they decided to build their home the "Italian way," choosing concrete block and steel beam construction as a base and selecting the finest materials available to complete their home.

Known as "the fortress," this two-story, true Tuscan home was custom built on an exclusive private corner lot and boasts over 4,500 square feet of living space. A brick paver walk and driveway lead to this home with full copper gutters and imported Tuscan terracotta barrel tile roofing. Italian imported Rosso Verona, Scabas and Botticino marble; polished and tumbled travertines and Brazilian cherry flooring; arched doorways; knockdown ceilings; solid wood doors; wood blinds; Pella windows; bullnosed corner walls; recessed lighting; four zoned air conditioning units; central vacuum system; CAT-5 commercial grade wiring; and commercial grade roofing are just some of the exquisite finishes you will enjoy here.

A solid wood entry door leads to the classic open foyer with a coffered ceiling and inlaid tile floors. Custom wrought iron railings line the honed travertine staircase with a sitting area above that overlooks the foyer. A private office/bedroom just off

## 169 RIVER MARSH DRIVE



the entry has a full closet and is separate from the other rooms for privacy. The elegant formal dining area has a built-in corner cabinet and French doors that open to a covered front porch with stone arches.

The family room, which is the heart of the home, features wood beams, a fireplace with mantel and a built-in entertainment center. Cooking is a pleasure in the gourmet kitchen that offers a 9-foot tile food prep island with a vegetable sink; separate undermounted double sinks; 42-inch upper solid wood cabinets; granite countertops; a GE Profile side-by-side refrigerator; a smooth top stove; a convection and standard oven with warmer; a butler's pantry with glass front cabinets; a lighted walk-in pantry; and a sunny breakfast nook with multiple windows for plenty of natural light. The laundry area features a utility sink and wood cabinets, plus a built-in desk, surrounded by lovely windows for more natural light.

Entering the master bedroom immedi-

ately reduces stress with the tranquility of elegant finishes that include built-in wall storage; separate lighted closets; a private bath with an oversized whirlpool tub; raised vanities; double sinks; a vanity mirror; a separate marble shower; a toilet; a bidet; inlaid marble floors; and counters, plus solid wood cabinetry.

Each bedroom features Brazilian cherry flooring. Bedroom No. 3 has a full bath with a jacuzzi, plus French doors to an iron balcony. A spacious Jack and Jill bath with an oversized shower is situated between bedrooms four and five, which both feature walk-in closets. Upstairs, Bedroom No. 6 is a large room that is currently being used as a workroom with a desk and shelving. An oversized closet and storage area could be converted into a private bath. French doors open to a private covered patio created with tumbled travertine.

Enjoy the outdoors on covered patios; all are covered, and one is screened, fea-

turing travertine floors and fountain. The private yard features lush, mature landscaping, trees, bushes, plants, grapefruit and orange trees, plus iron fencing on the side and back yard.

For the car lover, mechanic or crafter, a side courtyard leads to the four-car garage with air conditioning, checkerboard flooring, workbenches and a separate entry door from outside. Three of the bays have garage door openers and custom arched entries; the fourth bay is a shop with water and air conditioning, plus a centralized high air pressure system with one compressor and several plugs.

Your dream home is located minutes from the ocean in the peaceful River Marsh community, and will please the most discriminating buyer. Luxury living is awaiting.

This property is represented by Sellstate High Performance Realty, listed by Dori Mackoul Dekle and is offered at \$1,175,000.



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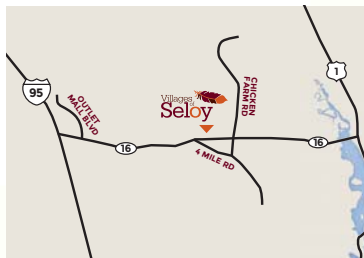
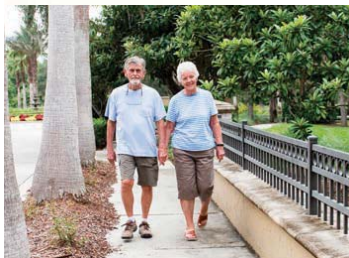
Photo courtesy of Carol Krogh

## 100-day

Continued from 42

ing: just squared off, timeless finishes featuring craftsman style trim. See the stunning transformation of the Robinson's renovation in this video: <https://vimeo.com/251190249>.

The Innlet at Ponte Vedra Beach is quietly going upscale as a sizable number of homes undergo renovation. Pavers are currently being installed to serve as sidewalks and parking areas. The Innlet is situated in a natural hammock of Southern live oaks, affording a canopy of shade throughout the 43-home community. Meandering lagoons frame most of the properties.

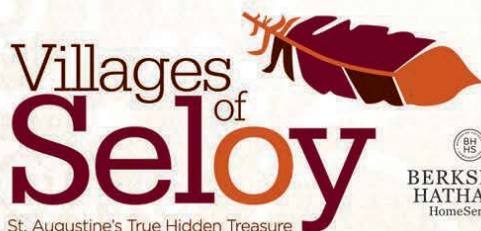


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**Deadline to file is  
March 1, 2018**





# Atlantic Beach home offers quick access to ocean and luxurious amenities

**By Jennifer Sexton**

Berkshire Hathaway HomeServices Florida Network Realty

The location of this classic, coastal beach home is truly unbeatable.

Sitting only four homes from the ocean, flip flop your way down to the sand in seconds for a quiet stroll, a sunrise surf session, a SUP adventure or fishing trip. Located at 220 12th Street in Atlantic Beach, this five-bedroom, four-and-a-half bath, 3,000+ square foot home with two family rooms, a wet bar and a wrap-around balcony boasts an abundance of space for you to unwind with the entire family, as well as with your friends.

The home is tastefully renovated and offers the ultimate layout for entertaining. Oak flooring and white bead board ceiling accents keep the feeling warm and tranquil. The first level offers an open kitchen, living room, half bath and a casual dining space, plus a separate formal dining option. The kitchen features granite counters, a double oven, two dishwashers, a Thermador gas cooktop, a wine fridge and my favorite amenity, a butler's pantry.

Relax and get cozy in the living room with a gas fireplace and French doors leading out to the private courtyard, where the living space seamlessly flows to the outdoors. Three spacious guest rooms, the master suite and a separate laundry space are all located on the second level. The homeowners get to enjoy a large walk-in closet and spa-like bath hosting a standalone tub next to a walk-in shower.

The third level is the most coveted with a fifth bedroom, a second living room, a wet bar, a wrap-around balcony and ocean breezes galore. This is a teenager's paradise, a man cave to get away from it all or the perfect place to wind down the dinner party at the end of the evening.

Situated on the corner of Ocean Boulevard and 12th street, this lot



Photos courtesy of Jennifer Sexton

## 220 12TH STREET (ATLANTIC BEACH)



measures 50 by 125 feet and provides room for a pool, as well as a guest cottage over the detached one-and-a-half car garage.

Charming Atlantic Beach claims miles of laid-back beaches and proximity to excellent golf, parks and entertainment. This property is only 12 short

blocks to the Beaches Town Center, the inviting, pedestrian-friendly area offering a wealth of choices to shop, dine, relax and simply enjoy the beautiful courtyards, bricked walkways, outdoor seating and magnificent sunsets in the distance. Atlantic Beach Country Club is a little over a mile away and offers a

new championship golf course, a junior Olympic heated pool, state-of-the-art gym, tennis and a new clubhouse.

This classic oceanside home is represented by Berkshire Hathaway HomeServices Florida Network Realty, listed by Jennifer Sexton and offered at \$1,495,000.



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