

Sand Castles

LUXURY * LIFESTYLE * REAL ESTATE

IN THIS SECTION:

- ◆ Forging ahead under challenging circumstances *Page 16*
- ◆ Estate offers magnificent possibilities *Page 20*
- ◆ Oceanfront home offers terrific views *Page 23*
- ◆ Home at 197 Admirals Way South has it all *Page 24*
- ◆ Women's Board raises critical funds for Wolfson Children's Hospital *Page 30*
- ◆ Large home positioned for good views of sunrise, sunset *Page 31*
- ◆ Roscoe Boulevard home is tops in waterfront living *Page 32*
- ◆ An excellent oceanfront escape awaits *Page 36*
- ◆ Discover the epitome of coastal living at 969 Ponte Vedra *Page 41*
- ◆ **AND MORE!**

THE
RECORDER
THURSDAY, MAY 25, 2023





Janet Westling
Contributing Editor

By Janet Westling

Welcome to our “Spring into Summer” issue of Sand Castles! This spring, the weather has been one of the most unusual spring times with highs and lows all over the place that are simply unpredictable!

The same could be said for the real estate market.

Despite higher interest rates, the interest in our state could not be higher.

The influx of buyers from New York to California has been one of the main drivers in this market, along with an inventory that remains extremely low.

David Johnson, mortgage officer with Ameris bank, gives insight to the current market in our area that is still attracting buyers relocating to Florida, a

Welcome to the ‘Spring into Summer’ issue of Sand Castles

state with low taxes, great weather and beautiful beaches.

Northeast Florida is also home to some of the greatest medical centers in Florida and our region. The Wolfson Children’s Hospital is ranked nationally as one of the best children’s hospitals for neurology and neurosurgery in 2022-23 and is the second largest children’s hospital in Florida. Women’s Board president and contributing writer Kendra McCrary shares the history of the Women’s Board and its commitment to raising money and awareness to this exceptional children’s hospital in our community.

The Jacksonville Jewish Federation and Foundation of Northeast Florida shares the story Hate Ends Now — The Cattle Car Experience about a fully immersive experience of two Holocaust survivors, Hedy and Nate. “Southern NCSY has partnered with the nonprofit ShadowLight to take visitors inside an exact replica of a cattle car used to transport Jews to concentration camps during the Holocaust.”

District 4 School Board member Kelly Barrera, in her latest column, shares insight into the opportunities our students have to learn about the Programs of Choice that offers over two dozen special programs of choice that enables students to pursue their indi-

vidual interest at a deeper level.

The Sawgrass Women’s Club presented their annual Fashion Show and Luncheon on April 19 at the Sawgrass Country Club Member Clubhouse, featuring the theme “A Century of Couture!”

I used to say that Ponte Vedra Beach is Florida’s best kept secret — that is, until now.

Alastair Gray once wrote about, “Florida’s hidden gem for prime homes, Ponte Vedra Beach.” He went on to say, “The area known as ‘Jacksonville’s Malibu’ can offer country clubs, gated communities and golf courses.”

Miami city planner, Melissa Hage vacationed here with her family in 2019 and wrote about her stay in her blog, “Ponte Vedra: The allure of the beach town.” According to Ms. Hage, “Ponte Vedra is a charming beach town that figured out how to make comfortable roadways with space for everyone with lush landscaping, bright green colors, wide sidewalks, bike lanes, narrow lanes for moving traffic and large homes up and front alongside the roads and it shows.”

“The last leg of our summer road trip,” wrote Hage, “was a sleepy beach town, (Ponte Vedra) with an unbelievable wow factor.”

In this issue, nine Realtors share their stories about their amazing new listings

each with their own wow factor from the oceanfront to the Intracoastal and in between!

Travel explorer and Ponte Vedra resident Joe Bryant writes about his recent “Trip with Friends” that was purchased through a silent auction benefiting the First Coast Cultural Center. Jerusalem was the first destination in Israel followed by the Sea of Galilee, Capernaum, Magdala the Jordan River and Nazareth. Their adventures continued in Greece with stops in Santorini, Mykonos, Crete and Athens.

With the football season almost upon us, the Jaguars’ Brian Sexton column gives insight into where the franchise is headed into the future.

Food expert Chef Shane Cheshire offers some great healthy ideas for bruschetta, with “Tuscany in the Florida Sunshine,” perfect for summer entertainment.

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

Janet Westling, Realtor, CIPS, GRI, Luxury Collection Specialist, Berkshire Hathaway HSFNR, Sand Castles creator and contributing editor. www.janetwestling.com

MARKET WATCH

Forging ahead under challenging circumstances

By David Johnson

The mortgage industry is on the front line of the economy. Topics such as inflation, consumer price index (CPI), interest rates, affordability, first-time homebuyers and supply and demand are discussed daily at dinner tables, boardrooms and press conferences. There remains significant uncertainty for consumers, investors and businesses leaders, with everyone wondering what the future holds for our national and local economies, and how economic changes will impact their future plans.

Many residents of Ponte Vedra Beach and St. Johns County are seeing positive signs in our local economy and real estate market. We hosted a successful THE PLAYERS Championship golf tournament again this year; another PGA building is rising on Palm Valley Road; and we are seeing land, even close to A1A, being used for new

single-family detached homes. Additionally, Nocatee continues expanding outwards with commercial and residential developments east to the Intracoastal Waterway, west to U.S. 1, and south towards Palencia.

This is not to say that challenges do not exist. While new apartments have been built in areas like Nocatee, the cost of home ownership is too expensive for many first-time homebuyers. Especially given rising prices and interest rates, purchasing in the local Ponte Vedra Beach market is a challenge.

In this time of uncertainty, it is helpful to compare the year over year 2023 April new home sales statistics for Duval and St. Johns counties.

- Duval county April year over year sales were down 21% at 1,289, compared to 1,646 last year*
- St. Johns County April year-over-year sales were down 17.5% at 662, compared to 802 last year**



This local data certainly follows the state and nationwide trends. After seven Federal Funds rate increases in 2022, recent data shows existing April year-over-year home sales statewide are down 20.5% year over year, which

is 3% higher than St. Johns County and 1% lower than Duval County***, indicating that St. Johns County is faring better amid than its larger neigh-

INTRACOASTAL



191 N Roscoe
Listed for **\$6,499,000**
by Katie Hughes Johnson

5,057 SF, 5 Bedrooms, 5.5 Bathrooms
Exquisite Estate Home along the Intracoastal Waterway is situated on almost 3/4 acres on desirable Roscoe Blvd. With over 5,000 sf, 5 bedrooms, 5.5 bathrooms, office & large bonus room, the home is elegantly designed for entertaining guests while comfortably accommodating family.



722 Ponte Vedra Blvd.
Listed for **\$3,550,000**
by Katie Hughes Johnson

4,012 SF 4 Bedrooms, 3.5 Bathrooms
Stunning views of the Ocean from this impeccable Pool home located on prestigious Ponte Vedra Blvd. Situated across from the ocean and backing to the Guana preserve, take in breathtaking ocean views from the east and amazing sunsets in back! A 10' deeded beach access is directly across the street.



469 Golf View Circle
Listed for **\$2,195,000**
by Katie Hughes Johnson

3,247 SF, 4 Bedrooms, 4.5 Bathrooms
Brand new construction by Barnett Custom Homes in Old Ponte Vedra and East of A1A to be completed Winter 2023/2024. A short bike ride or walk to the white sand beaches of the Atlantic Ocean and the 5 Star Ponte Vedra Inn & Club.



150 B N. Roscoe Blvd.
Listed for **\$1,370,000**
by Katie Hughes Johnson

2,626 SF, 3 Bedrooms, 2.5 Bathrooms
Situated on a private 1.67-acre estate lot with 100' footage along Roscoe Blvd., this coastal designed home has been recently renovated. Recent updates in 2023 include a new roof, exterior paint, interior paint, white oak wood flooring, complete new kitchen, bathroom updates & designer lighting.



189 Canal Blvd.
Listed for **\$1,699,900**
by Katie Hughes Johnson

3,278 SF, 5 Bedrooms, 3.5 Bathrooms
Brand new construction by Barnett Custom Homes to be completed Winter 2024 is situated on over a third acre lot in Ponte Vedra Beach! This modern farmhouse designed home is 3,108 square feet, 5 bedrooms, 3.5 bathrooms and a large upstairs bonus room.



UNDER CONTRACT

105 Diego Lane
Listed for **\$1,974,900**
by Katie Hughes Johnson

4,041 SF, 5 Bedrooms, 5 Bathrooms
Absolutely stunning coastal contemporary home in Ponte Vedra Beach with over 4,000 SF, 5 bedrooms, 5 bathrooms, and large bonus room plus a loft and 3 car garage plus only 5 min drive to the beach! Clean architectural elements like the open staircase with stainless steel bars & wood handrail will impress!



3000 La Reserve Drive
Listed for **\$575,000**
by Katie Hughes Johnson

1,594 SF, 3 Bedrooms, 2 Bathrooms
Adorable beach bungalow East of A1A in desirable Fiddlers Marsh. This 3-bedroom, 2 bathroom home has been updated throughout with coastal inspired finishes including a white kitchen with shaker cabinets, quartz countertops & stainless steel appliances.



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31 Cat Rd.
Listed for **\$10,500,000**
by Kelley Cressman & Katie Hughes Johnson

8,775 SF, 6 Bedrooms, 7.5 Bathrooms
The ultimate waterfront lifestyle is now available in this elevated intracoastal estate home under construction. Get ready to be blown away! Unobstructed water views combined with the highest level of construction and design are noted throughout this 3-story, almost 9,000 square foot home with elevator.



331 S. Roscoe Blvd.
Listed for **\$4,999,999**
by Kelley Cressman & Katie Hughes Johnson

6,982 SF, 7 Bedrooms, 6.5 Bathrooms
Welcome home to this exquisite estate home on the Intracoastal Waterway with 100' along prestigious Roscoe Blvd. The brand-new dock built in 2022 has a large covered area & 16,000 lb lift to hold up to a 35' boat plus a Kayak Lift & small boat or jet skis. Relax by the pool, spa & summer kitchen overlooking the water & nature. Take a short drive to the Guana Preserve to Kayak, the Atlantic Ocean, & the Intracoastal in your backyard!



PENDING TO CLOSE

405 S Roscoe Blvd.
Listed for **\$7,700,000**
by Kelley Cressman & Katie Hughes Johnson

6,982 SF, 7 Bedrooms, 6.5 Bathrooms
This almost 3-acre commercial property has over 250 ft of Intracoastal waterway frontage in Ponte Vedra Beach. The property, currently in a no wake zone, has 7 floating finger docks that provide 14 slips that can easily be equipped with a boat lift. This property is ideally situated between the fast-growing community of Nocatee and the prestigious coastal community of Ponte Vedra Beach. Note 2 parcel #s:0680200000 & 069626000

KHJ
Katie Hughes Johnson
TEAM



Kelley Shea Cressman, Realtor®
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Photo by Susan Griffin

JACKSONVILLE JAGUARS

These Jaguars

Photo provided by Brian Sexton



By Brian Sexton

I think it's reasonably apparent that these Jaguars are not those Jaguars.

And by these Jaguars I mean that bunch that looked like those Jaguars for most of the first nine weeks of the 2022 season but found traction in November when quarterback Trevor Lawrence found his NFL form in come-from-behind wins against the Raiders, Ravens and Cowboys.

There is an expectation that these Jaguars will win the AFC South. Those Jaguars talked about competing for the division title in years past but lacked in enough areas that what they were really talking about was getting lucky.

There is an expectation that these Jaguars will contend with the Bills, Chargers and Bengals and perhaps find a way past Patrick Mahomes and the Chiefs.

There is an expectation that these Jaguars will from now on be one of the best teams in the NFL and not those Jaguars who always seemed to be at the forefront of free agent spending and the top five picks of the draft every spring.

That change is already underway. The Jaguars had very little choice in allowing free agents such as right tackle Jawaan Taylor and edge rusher Arden Key to leave this spring, which has never really happened for this franchise but is part of the free agent lifecycle. The presence of Lawrence and the best free agent classes in team history in 2021 and 2022 set up 2023 to be a more moderate process in Jacksonville. You'll take it when you have Christian Kirk, Zay Jones and Evan Engram in your

line-up ... all three arrived in 2022.

The Jaguars 2023 NFL Draft Class is the best indicator of where the franchise actually is. Picking No. 24 and outside the top 10 picks for the first time since 2018 they played the long game waiting to see how the board would unfold and then when it fell their way, they played it even longer. General Manager Trent Baalke moved back to No. 25 with the New York Giants and then again to No. 27 with the Buffalo Bills and still ended up with offensive tackle Anton Harrison. They loved the player and the person, and it obviously filled a critical need with the loss of Taylor to Kansas City. As important they added more draft picks, which helped them fill out their roster with guys they wanted in Jacksonville.

On days two and three of the draft they plowed forward with a franchise record 13 picks and found other future starters in tight end Brenton Strange from Penn State and safety Antonio Johnson from Texas A&M.

They also added players who will fill a role in running back Tank Bigsby from Auburn, edge rusher Yasir Abdullah from Louisville, defensive lineman Tyler Lacey from Oklahoma State and slot receiver Parker Washington from Penn State.

Look, that's a good draft haul all by itself, not sexy, but solid. The 2021 class that added Lawrence, running back Travis Etienne, cornerback Tyson Campbell and left tackle Walker Little was the sexy class. Everything now is to build around that foundation and this 2023 class accomplishes that mission.

Baalke and head coach Doug Pederson weren't finished though, taking flyers on six more players including offensive tackle Cooper Hodges from Appalachian State who will move inside and play guard, cornerback Christian Braswell from Rutgers and Derrick Parrish who played defensive end at Houston but will transition to fullback in Pederson's scheme.

These Jaguars added a lot of quality football players in last month's draft. Is it a star-studded class? Probably not. Let's face it, few are that don't add a quarterback. But it has a few starters, a few role players and a few swings for the fence and that's what these Jaguars will attempt to do every spring as long as they have their franchise quarterback.

It's too early to tell what this class will be but it sure looks like it will offer depth across the roster, which builds the competition level on the field and makes a team better.



Ultimate luxury beachfront retreat!

Experience luxury beachfront living with this stunning estate atop 1.5 acres. Enjoy panoramic views of the beach with 167' ocean frontage, from the highest elevation on the street - and take comfort in the 2 sturdy concrete sea walls. The marble interiors are breathtaking, with a large kitchen and living room with 2 butlers pantries and wine conservatory. Entertain in style with the expansive deck space throughout the property, complete with a pool and hot tub, astroturf backyard, and outdoor kitchen and grille area. The guesthouse provides the utmost privacy and comfort, perfect for hosting family/friends. Additional features include an observatory deck to view the stars, 2 car garage with workshop, and plenty of storage space throughout.



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GUEST COLUMN

A look back over the 2022-23 school year



By Kelly Barrera

District 4 School Board Representative

As the school year comes to close, it is such fun to celebrate the hard work of our students, faculty, staff, volunteers, community and business partners and school leaders! Significant effort goes into making each school year successful, and we are incredibly fortunate to be a part of a community that values education.

Our mission in the St. Johns County School District is to inspire good character and a passion for lifelong learning in all students, creating educated and caring contributors to the world. It is always exciting to see that mission unfold, as our students cross the graduation stage to begin the next chapter in their journey.

Of course, in a large school district

such as ours that serves students from preschool through postsecondary education, there will always be challenges. Yet we continue to maintain a culture of continuous improvement as we seek opportunities for innovation. We know we will not always get every situation right, but we remain committed and focused on our mission — our students.

An example of this is a new partnership our school district's Early Childhood Services department has formed with First Coast Technical College's (FCTC) Early Childhood Services post-secondary program. Through this partnership, our youngest students will receive enhanced learning opportunities, as will our future educators.

The FCTC campus has long hosted the Tech Tots PreK childcare program, whereby secondary school students enrolled in the college's Early Childhood Education program worked with Tech Tots children. Over the past few years, however, the Tech Tots program has experienced declining enrollment. To provide a deeper and richer experience for our secondary students and to better serve the students in our community, the school district added two classrooms: a Head Start class serving students from lower socioeconomic backgrounds and an Exceptional Student Education (ESE) Intensive Support classroom.

As a result, FCTC students now have a hands-on learning laboratory that provides three different environments: Tech Tots for child care, Head Start for community-based education and ESE for children with disabilities and special needs.

Moving forward, there are plans

to expand the size and scope of this program. This will include offering after-care hours, parent education classes and on-site family engagement opportunities. Future plans also include increasing programming to provide St. Augustine High School Career Academy students enrolled in the Teaching Academy with the opportunity to engage in authentic and meaningful experiences within the three different types of classroom environments.

In other FCTC news, the college recently hosted an Inaugural Transition Services Fair, with 35 local vendors and agencies that provide services and support to individuals with disabilities. More than 200 people attended the fair, where students and families were able to ask questions and learn about the different programs and available community resources.

School accreditation

In addition to completing the 2022-23 school year and planning for the 2023-24 school year, our school district has completed the accreditation process that occurs every five years. We were

pleased with the initial results. This summer, we will take a deep dive into the full report and digest the feedback that was shared in the many stakeholder group sessions. This information will assist us in moving forward with our strategic planning process over the next several months.

I am so appreciative of our students and families, teachers, staff, volunteers, business and community partners and school leaders. While this year has had its challenges, I am grateful for your positive commitment to helping move our schools and community forward. Our focus on inspiring good character and a passion for lifelong learning in our students guides us each day, and I am committed to serving you and making our school district the very best.

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The oceanfront estate at 1083 Ponte Vedra Blvd. is the epitome of luxurious coastal living.



The family room boasts panoramic views of the ocean and 20-foot ceilings.

Estate offers magnificent possibilities

By Elizabeth Hudgins and Sarah Alexander

The oceanfront estate at 1083 Ponte Vedra Blvd. is the epitome of luxurious coastal living. Spread across 1.67 acres of land, this grand estate sits upon a 33-foot bluff and boasts 175 feet of ocean frontage. Built by Benchmark Home in 1997 with masonry construction, the home features multi-level oceanfront Saturnina patios with pool and spa amply bolstered by an expansive seawall plus geotube dune protection.

The private drive, lush with Florida fauna, brings you to the circular motor court equipped with dual two-car garages for

ample parking. Its elegant foyer opens to a spacious living room with soaring 15-foot-plus ceilings and grandiose floor-to-ceiling windows, offering stunning panoramic views of the Atlantic Ocean.

This estate features a total of five bedrooms and five full- and two half-bathrooms, with a palatial owner's suite and two guest bedrooms with ensuite baths on the first floor.

Large home office with custom built-ins is located just off the owner's suite. The chef's kitchen with dining nook, opens to the family room with yet more panoramic views of the ocean and 20-foot-plus ceilings. Built for entertaining, this home is

fully equipped with a formal dining room, guest powder room, refrigerated wine closet, butler's pantry and wet bar with icemaker — all situated around the oceanfront living spaces, so no matter where you are, the ocean view is there. Upstairs, find a spacious living space featuring a wet bar and dining nook, in addition to two guest bedrooms, also with ensuite baths.

The outdoor living space is easily accessed with the owner's suite, living room and family room wrapped around the upper-level oceanfront patio. Additional covered outdoor patio space off kitchen has summer kitchen and pool half bath. Walk down to the lower level and bask

in the sun or soak in the pool and hot tub after a long day.

This oceanfront estate in Ponte Vedra Beach is a rare find, built to last and perfect for those looking for exclusive waterfront living, style and tranquility. With its stylish design, optimal layout, countless custom features and prime location, this estate is a must-see for anyone searching for that ultimate coastal mansion.

Represented by Berkshire Hathaway HomeServices Florida Network Realty
Listed by Elizabeth Hudgins and Sarah Alexander
Offered for \$10,250,000



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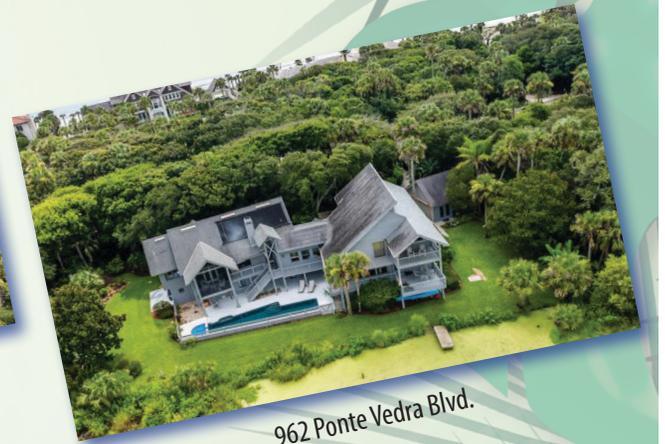
Sold on Ponte Vedra Boulevard



405 Ponte Vedra Blvd.



826 Ponte Vedra Blvd.



962 Ponte Vedra Blvd.



2375 Ponte Vedra Blvd



188 Sea Hammock Way

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Show features 'A Century of Couture'

The Sawgrass Women's Club presented their annual Fashion Show and Luncheon on April 19 at the Sawgrass Country Club Member Clubhouse.

This year's theme was "A Century of Couture!" The Fashion Show celebrated everything from pearls to para-

chute pants. Many attending club members came dressed in their favorite fashion decade.

Sawgrass Country Club Fitness and Tennis staff started the show by modeling some new pro shop merchandise. They were followed by Sawgrass Women's Club mem-

bers modeling fashions from local boutiques, A'Propos, Rosie True and Lemon Twist. Each store also offered shopping at the event in their boutique pop-up shops.

The Sawgrass Women's Club Fashion Show, a decades-old tradition, was another huge success!

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The front of the home at 1411 Ponte Vedra Blvd.



The living room of the home at 1411 Ponte Vedra Blvd.



A view of the pool at night.

Oceanfront home offers terrific views

By Bill Irwin and Tina Webster

Nestled along the pristine shoreline atop “Mt. Ponte Vedra,” this oceanfront home boasts a perfect balance between casual living and refined elegance.

With panoramic views of the Atlantic Ocean, this property offers an ideal setting for relaxation, entertainment and everyday living. The warm and welcoming ambiance invites one to unwind and enjoy the coastal lifestyle from sunrise to sunset. From the spacious living areas to the expansive outdoor spaces, including at least one family member’s favorite location, “The Perch,” this home offers a unique blend of luxury and comfort.

“1411 Ponte Vedra Blvd. had the best location with views of both the ocean and

Guana marsh, sunrise to sunset, with a casual deck experience,” said the homeowner. “We could see our family in that house.”

High-end architect Mark Macco was hired to bring the owners’ vision to life, a modern and contemporary home which maximizes stunning 360-degree views of the Ponte Vedra Beach coastline and Guana Reserve.

“By living in it for a few months prior to construction and approving our architect’s plan, we were able to determine what we wanted to do and the look and feel of the place we wanted to create,” said the homeowner. “Both of us were leaning towards an open, cleaner look bringing color from art on the walls and some furniture. We also wanted to bring in a more modern

look to the kitchen, bar and bathroom areas as well as make them more functional. The two new towers of windows brought the light in and views to both sides of the house, and the pool was a must.”

When asked what they would miss most about this oceanfront home, one homeowner said, “The simplicity and decorative elegance that made this house extremely comfortable and easy to function in. I think a new homeowner would appreciate the interior space and openness. The kitchen and bar are easy to entertain in. Every time I went upstairs or walked on the balcony overlooking the living room I was awed by the openness and views.

“I will forever miss the incredible views seen from every room in the house. Every

day those views changed whether due to the ocean being tranquil or roiling, providing the beach with a pristine or sculptural effect.

“The moon rising and its reflection on the sea and the sun rising with its reflection as well was breathtaking. The ever-changing sunsets. I guess you could say it was always interesting, never boring. I would think any new owner would be captivated as we were 24/7.

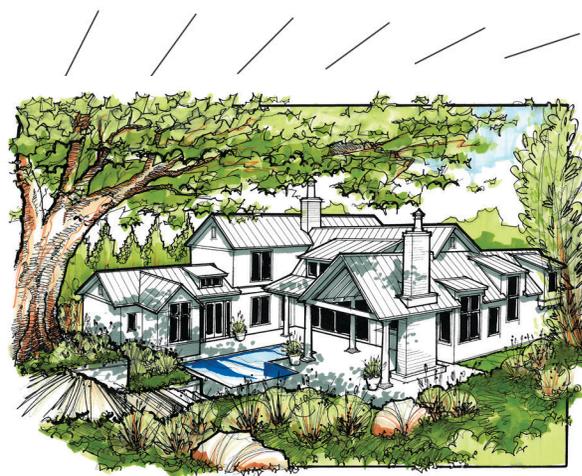
“I would not change a thing! This house was so manageable and truly became a best friend. Why change when it works so well?”

**Represented by Berkshire Hathaway HSFNR
Listed by Bill Irwin and Tina Webster
Offered for \$7,500,000.00**



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393 4th Street Atlantic Beach
5 Bed / 6 Bath / 4876 sq ft / \$4,250,000

*Brand new pool home
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The open floor plan provides ample space for entertaining, great flow to the covered lanai, outdoor kitchen & living area overlooking the pool and private backyard. First floor primary bedroom features vaulted ceilings, huge his/her closets, and a spa like bathroom for a truly palatial feel. Four additional bedrooms (all en-suite), loft area, laundry, and a large bonus room complement the space.

COMPASS



Oceanfront in Neptune Beach
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Call today for more details!

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The exterior of 197 Admirals Way South



This aerial view shows the location of 197 Admirals Way South.



The interior of 197 Admirals Way South

Home at 197 Admirals Way South has it all

By **Brian Massey**
Ponte Vedra Club Realty

Nestled among the majestic moss-covered oaks along 140 feet of the ICW in the exclusive Harbour Island community of the premier Marsh Landing Country Club, one is greeted by the magnificent oak canopies that line the streets to the front door of 197 Admirals Way South, Ponte Vedra Beach.

This home, custom built by Jeff Chefan of Scottsdale, Arizona, begins with the grand entry double doors, opening to breathtaking views of the ICW through

the floor-to-ceiling windows. Soaring 20-foot coffered and tray ceilings in the formal living and dining rooms and marble floors (Crema Marsal) flow throughout the first floor living areas.

The spacious kitchen and family room areas also feature views of the ICW from every vantage point. The chef's kitchen has custom-built kitchen cabinetry, Sub-Zero refrigerator, dual dishwashers and walk-in pantry.

The airy primary owner suite features a wall of windows and double doors that lead out to the screened-in pool area. The master suite boasts a his-and-her bath with shared double entry shower and gen-

erous his-and-her closets. The first floor also has a wine room, media room, large custom office and ensuite bedroom.

Upstairs, via the marble staircase is a large bonus/game room that accesses the second story balcony overlooking the pool and ICW. Three additional ensuite bedrooms and ample storage complete the second story. Stroll out to the large paver screened-in patio that opens to a beautiful, serene pool with a waterfall and a built-in outdoor kitchen. Sit and enjoy your morning coffee while taking in the sizable private backyard and be swept away by the sounds of nature or the breezes flowing through the majestic oaks.

A large circular paver driveway and a side driveway provide plenty of parking in addition to the four-car garage. Concrete tile roof with 50-year life. Steps away from the home is the 40-foot boat slip with direct access to the Intracoastal. The home is protected along 140 feet of ICW by a concrete bulkhead. Whether you are a golfer, tennis player, boater, fisherman or just enjoy the sounds of nature in your surroundings, this home has it all!

Asking \$3,995,000
Listed by Brian Massey and Steve Martinez
Ponte Vedra Club Realty

Dreamy

Ponte Vedra Beach Oceanfront

Nestled along the pristine shoreline atop "Mt Ponte Vedra", this oceanfront home boasts of a perfect balance between casual living and refined elegance. With panoramic views of the sparkling blue ocean, this property offers an ideal setting for relaxation, entertainment, and everyday living. The warm and welcoming ambiance invites you to unwind and enjoy the coastal lifestyle from sunrise to sunset. From the spacious living areas to the expansive outdoor spaces, including "The Perch", this home offers a unique blend of luxury and comfort. In 2017-2018, high-end architect Mark Macco was hired to bring the owners vision to life, a modern & contemporary home which maximizes stunning 360-degree views of the Ponte Vedra Beach coastline and Guana Tolomato Matanzas National Reserve.



Offered for \$7,500,000

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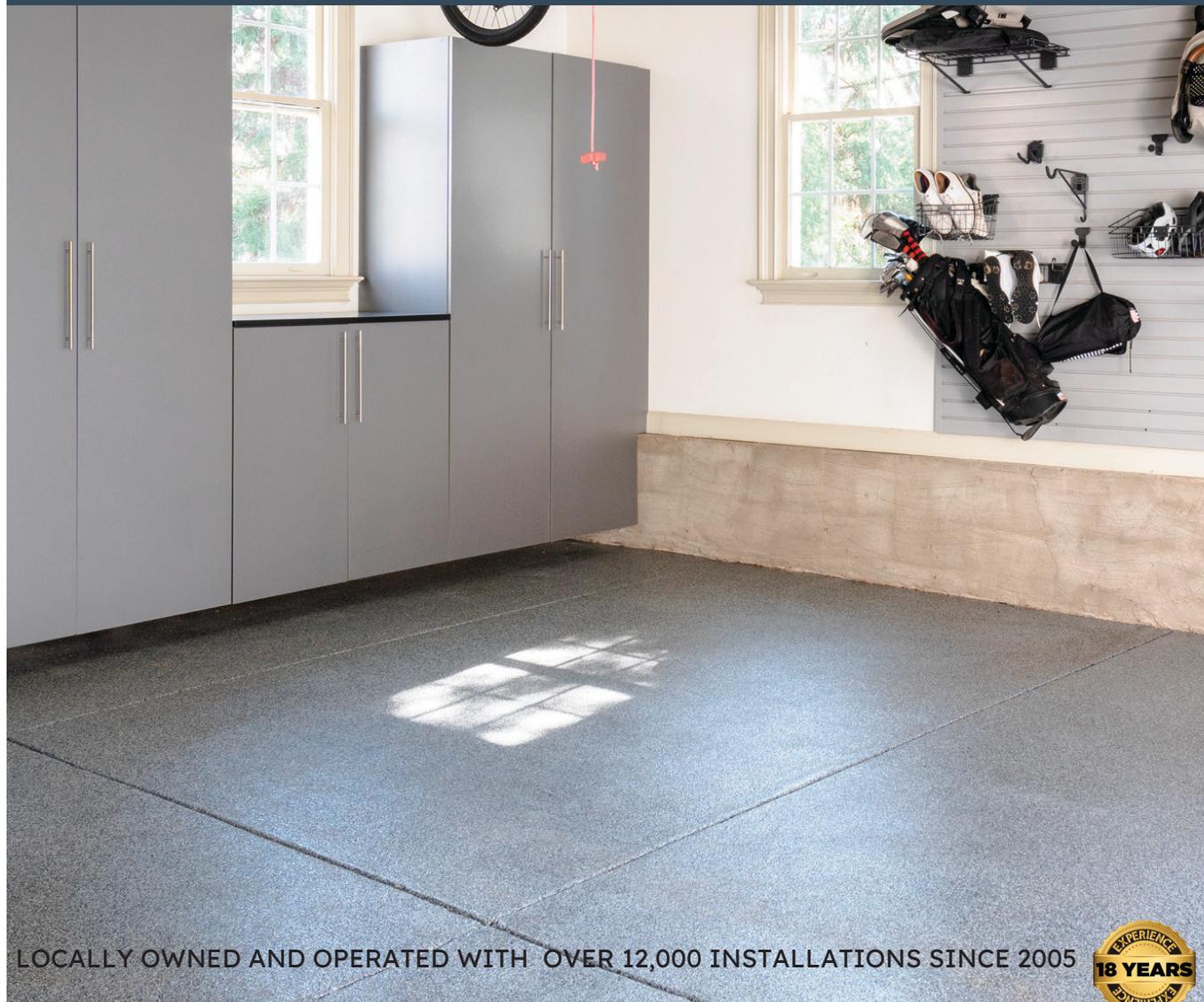
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Contributed photos



The garage is large enough to accommodate up to seven cars.



The interior of the home at 7625 Founders Way.

One-level masterpiece with 7-car garage sure to amaze

By CiCi Anderson

Visitors are wowed when they step into this unbelievable “like new” home where no expense was spared on this custom renovation and large addition, including top-of-the-line finishes and upgrades.

Right away, the visitor is impressed by the massive open living area with 13-foot-high ceilings, skylights and Brazilian walnut hardwood floors.

Chef’s kitchen features modern, high-gloss cabinets with push opening, oversized drawers, built-in pantry

for electric accessories with Subzero fridge and freezer, Bosch induction cooktop, large oven plus half-size steam oven.

The indoor/outdoor entertaining space is a dream with 19-foot sliding-glass doors that pocket behind the walls to give you that Florida lifestyle bringing the outside to the inside.

Enormous, covered lanai areas with custom summer kitchen and massive pool bath with shower. Incredible saltwater pool with rock waterfall and enormous screen enclosure. The home sits on 3/4 of an acre with a pri-

vate backyard that backs up to a tidal creek for some fun on paddle boards, kayaks or fishing.

And then the garages: magazine worthy and any car aficionados dream garage and private office. The combined spaces can hold seven cars and are equipped with AC and insulated garage doors.

The upstairs even has a large office/flex space above. Currently, part of the space is separated as a playroom or TV room but the wall can easily be taken down to expand to the full seven-car garage. In addition, the ga-

rage ceilings are high enough to add car lifts if so wanted.

This five-bedroom, four-bath, one-level home won’t last long. Don’t miss this opportunity to own this dream home inside the gated community of Marsh Landing in Ponte Vedra Beach with “A” schools and close proximity to all the clubs and beaches.

This property, located at 7625 Founders Way is represented by Marsh Landing Realty and listed by Cici Anderson and Jenna Fisher and offered for \$2,299,000.

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The interior of 89 Dewees Ave., Atlantic Beach.



The exterior of 89 Dewees Ave., Atlantic Beach.

Take a look at 89 Dewees Ave., Atlantic Beach

By Jennifer Sexton

Far from cookie-cutter, this William Morgan home is one of his most modest yet most ingenious designs.

It is located 200 steps from the ocean in Atlantic Beach, was built in 1961 and has been owned by the original residents until 2020.

When the new owner purchased this

home in 2020 it underwent an extensive renovation. It was important to keep the integrity of the home but modernize it to be more functional and updated. It's now a three-bedroom, three-and-a-half-bath home boasting 2,100 square feet and overlooking an outdoor oasis with a heated pool and spa.

The home is two-story stacked concrete masonry. There are wood

beams, tongue-and-groove ceilings, the original wood-burning fireplace and clerestory windows set into the structural depth of the beams to let in massive amounts of sunlight.

The front part of the home has a one-bedroom apartment ideal for an in-law, or friends when they come to visit. It can be closed off or added to the main house. All of the features keep the mid-

century Modern vibe in mind, boasting a two-story great room, a downstairs suite, along with an upstairs suite and loft. Features include terrazzo floors, soaring ceilings, Sub-Zero and Wolf appliances with a beautiful kitchen and elegant white baths.

This unique property is worth the look. It is the perfect second home, dual living or primary residence.

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Photos provided by Joe Bryant



The Amigos at the Western Wall



The River Jordan

Trip to Greece, Jerusalem proves life changing

By Joe Bryant

We're the three amigos — Dr Deb Blanton, Kelley Bost and Joe Bryant. We just completed a fabulous trip that was purchased at the silent auction at The Celebration of the Arts annual fund raiser put on by the First Coast Cultural Center.

Our travels first took us to Jerusalem. A challenging six-hour guided walking tour inside the walls of the "Old City of Jerusalem" brought history to life and introduced us to the delicious "street food" that is a staple.

Freshly made daily and served family style: hummus, cucumber, tomatoes, tahini, falafel, olives, Shawarma (rotisserie lamb or beef wrapped with vegetables in warm bread). Our Jewish tour guide's depth of knowledge regarding world history, the influence of Jesus, the USA and all religions of the region was quite impressive and at 75 years old, his ability to walk for six hours up and down the uneven streets was equally impressive.

A car ride tour to the Sea of Galilee,

Capernaum, Magdala the Jordan River and Nazareth took two-and-a-half hours through the desert. It was interesting to learn the "old" roads and aqueducts built by the Romans are still being used today.

Jerusalem (Old and New cities) is 49 square miles with a population of 1,140,000. The land is hilly, and everywhere you look, there are multi-story buildings, all looking alike, that house the population.

On our last evening we were in search of a nice glass of wine and made our way to the Waldorf Astoria, which was a treat. While sipping, we talked about how this trip was life changing. And the ability to travel now feels like a gift.

On to the Greek Isles, first starting in beautiful, peaceful Santorini. The Villa Liliun is at the top of the mountain overlooking the majestic views of other islands and the Aegean Sea. Life in Santorini is all about slowing down, daily consumption of fresh organic food (including eggs, orange juice, seafood, pasta, great local wine), enjoying

people and reflecting on life.

We quickly adapted and allowed our new friend, Elisa, to advise us. A sunset catamaran tour and a tour of the oldest winery on the island and many hours of pool and hot tub with that view was just perfect. There is little rain in Santorini. The grape vines are small and low to the ground. The vines absorb water from the salt air. The rocky ground is volcanic soil. The wine is light, refreshing and has slight mineral undertones. Delicious!

As we traveled on, we found the friendly people, fresh food and good wine was also abundant in Mykonos, Crete and Athens. Mykonos and Santorini are similar in architecture with interesting buildings painted white with blue or gray trim. Mykonos has a vibrant night life. The locals in Mykonos and Athens had many questions about the USA and expressed their desire to visit.

In Athens, Hotel Electra has a beautiful view of the Acropolis from their world-class restaurant on the top floor. We enjoyed fresh dishes, such as squid ink pasta with octopus and beef cheeks

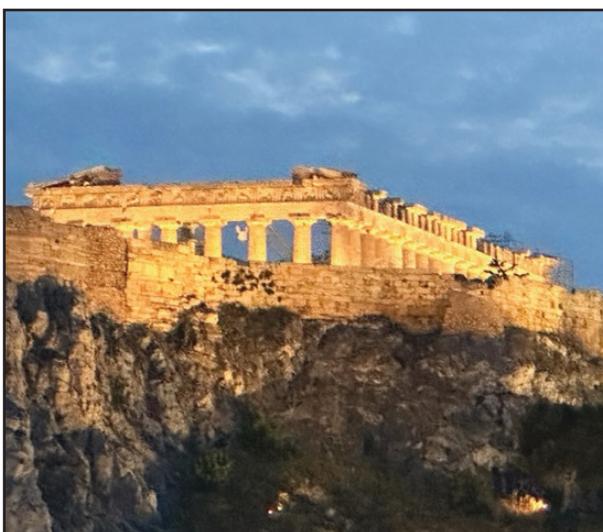
from the local beef farm. We booked a bus/walking tour of many sites including the Acropolis, Athens National Museum, Olympic Stadium, the Athens library and two of the oldest learning institutions in Athens.

The tour guide explained that Athens, being the first known democracy in the world (introduced in 6 B.C.), was the example used by our founding fathers to create our system of democracy. Also, the disciplines of philosophy, high learning, healthy lifestyle, exploring new ideas and diplomacy were incorporated early on and are still encouraged today. Paul was able to introduce Christianity in Athens during his travels because the Athens way of life explored new ideas openly.

It was so wonderful to travel again and talk to people from all over the world. There was very little talk of politics or any subject that is divisive. Everyone was happy to be exploring the world and grateful to be past the COVID pandemic. It really felt like shutting a door behind you and walking into a happier place.



The Sea of Galilee



The Acropolis, as seen from the author's hotel restaurant.



The Parthanon



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This 2-story Frank Lloyd Wright inspired river-front home in Jacksonville blends modern style with nature. With clean lines & organic materials, this home pays homage to the iconic architect's signature style. Designed to take full advantage of breathtaking river views. 4 bedrooms, 5 full and 2 half baths and 7575sf. & boat lifts. Offered for \$2,250,000.



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Built for entertaining, this 2-story, 5BR/5BA home with 100ft of ocean frontage offers a private elevator for ease in access to each story, large media/game room, living/dining/kitchen/great room & a tri-level deck with summer kitchen, seating around fireplace, sun deck & play fort. Offered for \$3,595,000.



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Accepting backup offers in Kernan Lakes! 4BR, 2BA, 2,149 sf. 9 minutes to UNF, 15 minutes to Mayo Clinic, 11 minutes to Town Center, 32 minutes to JIA/JAX, 16 minutes to the beach, and 20 minutes to Downtown. Updates include fresh white paint and brand new LVP flooring. Offered for \$480,000.



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Private 1.67 acre oceanfront estate sits upon a 33 ft. bluff with 175 feet of frontage on the Atlantic Ocean. Elegant open floorplan with 15' ceilings, 5 spacious bedrooms, each with ensuite bath, and multi-level oceanfront patio with pool & spa. Offered for \$10,250,000.



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Kids Kare Mobile ICU



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Crew Shea

Women's Board raises critical funds for Wolfson Children's Hospital



Kendra McCrary, The Women's Board of Wolfson Children's Hospital

The Women's Board began 50 years ago in a beautiful home in San Marco when a small group of women committed themselves to ensuring that the neophyte Wolfson Children's Hospital would soon have the very best equipment available to care for our community's infants and children.

These visionaries were called together by Ellen Cavert after her granddaughter, Abby Martin, the infant twin of Ray and Richard Martin, passed

away shortly after her premature birth in 1972 as the hospital had only the medical equipment to care for a single baby.

Then, Wolfson Children's Hospital was just a small unit in Baptist Hospital along the St. Johns River. Now recognized among America's Best Children's Hospitals by U.S. News & World Report, Wolfson Children's Hospital has grown to 276 beds and cared for more than a million children.

The Women's Board is now 400 members strong and has raised more than \$35 million for equipment and facilities at Wolfson Children's Hospital. Funds raised have supported trauma services, mental health care, neonatal intensive care and more.

Wolfson Children's is the second-largest chil-

FUNDS continues on **Page 34**

The story of Crew Shea

Britten and Jay Shea were over the moon when they learned they were pregnant with their first child. It also was important to them to choose a Baptist doctor to have easy access to Wolfson Children's Hospital. That foresight is something Britten and Jay are thankful for to this day.

The final trimester of Britten's pregnancy found her dealing with high blood pressure. Weekly blood pressure checks revealed her amniotic fluid levels were dropping rapidly. Unable to bring the fluid back to a safe level, doctors knew that labor should be induced immediately. On Nov. 10, 2020, Crew was born four weeks early.

Shortly after birth, the attentive team in the newborn nursery heard Crew making unusual noises and discovered that the baby was born with an underdeveloped lung that had filled with fluid. Unable to breathe

CREW SHEA continues on **Page 34**

WENDY PATTON

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The home's western side.



The home's front.

Large home positioned for good views of sunrise, sunset

By Katie Hughes Johnson

This impeccable pool home located on prestigious Ponte Vedra Boulevard offers stunning views of the ocean.

It is situated across from the ocean with deeded beach access directly in front of the home and the Guana preserve in the back. One can enjoy breathtaking ocean views and sunrises from the east and excellent sunsets out back.

Natural light is abundant throughout from the large, picturesque windows. The views upstairs are captivating as the home is perched above

the trees.

The home has more than 4,000 square feet, four bedrooms, three and a half bathrooms, office and a game room.

Designed to maximize views, the floor plan is flipped with kitchen, living spaces, master bedroom and office upstairs while three secondary bedrooms, two baths and the game room are downstairs.

Residents have easy access to both floors using the elevator.

An oversized, three-car garage with storage will hold cars and beach gear.

The circular drive allows for additional parking.

An expansive outdoor area features a pool with water feature, large paved area, covered patio and outdoor shower. The backyard is supported by a marine-grade retaining wall installed in 2015.

An elegant kitchen has custom-wood cabinetry, gas cooking, stainless appliances including a built-in refrigerator, wall oven and warming drawer. The kitchen sink has views of the ocean. A fully equipped bar has two wine refrigerators and a beverage

cooler ready for entertaining. From the kitchen there is an outdoor staircase leading directly to the pool area.

Situated with easy access to the five-star Ponte Vedra Inn & Club, it is a bike ride away from the Ponte Vedra Lodge. JTB is only a few minutes away for travel into the city. The home is zoned for A-rated St. Johns County schools.

722 Ponte Vedra Blvd. Ponte Vedra Beach
Offered by Katie Hughes Johnson at RE/MAX Specialists PV for \$3,600,000
4 bedrooms and 3.5 bathrooms, 4,012 SF

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An aerial view of 331 S. Roscoe Blvd.



The interior of 331 S. Roscoe Blvd.



The pool at 331 S. Roscoe Blvd.

Roscoe Boulevard home is tops in waterfront living

By **Kelley Cressman and Katie Hughes Johnson**

RE/MAX Specialists PV

Waterfront living at its finest!

Welcome to this exquisite Roscoe Boulevard barrel-tile roofed home with 100 feet of waterfront access on the Intracoastal Waterway. Imagine waking up to the sounds of dolphins playing in the water, watching an eagle catch its next meal, or catch a glimpse of a beautiful yacht cruising by on the way south for the winter.

These are frequent occurrences for those living on the waterway along Palm Valley.

From Roscoe Boulevard, pull through the black-iron-gated entrance with its lighted white columns and lush tropical landscaping to a large brick paver circle driveway and a three-car attached garage.

Step inside through a stunning double wooden door, which has exquisite iron and glass detailing. Once inside this almost-7,000-square-foot, masterfully designed Dean Russell Mediter-

ranean home, let your eye take you in every direction, following the timeless travertine stone floors.

This plan features five bedrooms, including a spectacular master bedroom, office, game room and four-and-a-half bathrooms, all on just the first of three levels.

Travel up the wooden staircase to the second level to find a large bonus room with new custom wooden floors, a full bathroom and niche/work station. Up a few more steps and one discovers a home gym. On the third

floor, there is a full bathroom, large bonus room and new custom wood floors, multiple walk-in closets, another home office and a balcony with sunset and water views. The balcony is one of the sellers' favorite spots in the home.

331 S. Roscoe Blvd.
Offered by Kelley Cressman and Katie Hughes Johnson at RE/MAX Specialists PV for \$4,999,999
7 bedrooms, 6.5 bathrooms, 6,982 square feet



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This property at 723 Ponte Vedra Blvd. offers breathtaking ocean views.



The interior of 723 Ponte Vedra Blvd. opens to a dining room with vaulted ceiling and a cozy lounge with ocean views and more.

Ponte Vedra Beach home called ‘spectacular’

By Laura Bishop and Kim Bright

Imagine for a moment watching the sun come up from your back patio and, later, you can drift off to sleep with the sounds of the Atlantic Ocean as your playlist.

Welcome to this magnificent custom oceanfront estate on the sand in Ponte Vedra Beach with breathtaking ocean views and timeless Hampton-esque architecture. Built in 2014 by Heritage Homes and featuring only the very best appointments and craftsmanship, the expansive two-story residence provides comfort for all with six bedrooms and

six baths in approximately 5,041 square feet.

Impeccably maintained grounds include a private bridge that leads directly to the sand, a pool with Baja shelf, a spa for 12 or more, and lush landscaping.

The interior is even more spectacular. Opening to a dining room with vaulted ceiling and a cozy lounge with ocean views, a generously sized kitchen impresses with blue glass-paneled custom Bishop cabinetry that mimics the ocean just outside the window.

Enjoy an island that seats 10, quartz

and stainless-steel countertops, white subway tile backsplash, top-tier appliances, including a Bertazzoni range, and a large walk-in pantry with antique Belgian doors from the 1700s.

A big bay window with beach views complements a first-level owner’s suite that hosts a spa bath with marble tile and a bonus/media room continues to a separate area with eight built-in bunk beds. Rich details include beamed ceilings, a fireplace mantle from Yale, custom vanities, extensive use of Pella hurricane-rated windows, wide-plank white oak and French limestone floor-

ing, crown molding and chandeliers designed in Europe.

Introduced by an expansive driveway, the estate displays a distinctive gambel roof and wood shake siding individually dipped for consistent color. High-end dining and shopping are close by, excellent schools serve the community, and golf courses and clubs are moments from home.

This property at 723 Ponte Vedra Blvd. is represented by Compass Florida LLC, listed by The Bright Bishop Group and offered at \$15,200,000.

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Borowy Family Children's Critical Care Tower, Wolfson Children's Hospital

Funds

Continued from 30

dren's hospital in Florida and the only children's hospital between Orlando and Atlanta, one of the fastest-growing regions in the country. With specialty centers located as far as Daytona, Tallahassee, Valdosta and Brunswick, getting children the care they need often involves transporting them to Jacksonville.

The Women's Board has committed to raising \$1.5 million for a new Kids Kare Mobile ICU, a neonatal and pediatric critical care transport vehicle. The Kids Kare ambulance will be equipped with everything needed to transport critically ill children of all ages, including monitors, defibrillators, IV pumps and medications, infant isolettes with warmers and respiratory equipment. Kids Kare ambulances and helicopters transport around 3,000 infants and children each year to Wolfson Children's Hospital. Of these, 15% are newborns who need neonatal intensive care services.

"Every time I see the Kids Kare

THE WOMEN'S BOARD
WOLFSON CHILDREN'S HOSPITAL



Borowy Family Children's Critical Care Tower, Wolfson Children's Hospital

ambulance when I'm driving in the community, I am grateful for the work of The Women's Board," said Women's Board President Kendra McCrary.

"Grateful, because I've met some of the children and families whose lives have been changed, and even saved, because of the hospital's mobile services. And

Crew Shea

Continued from 30

on his own, Crew was transferred to Wolfson's neonatal intensive care unit (NICU).

The next 10 days were a waiting game for everyone. Thankfully, Crew was able to fight his way back to normal lung capacity. As many other NICU parents will tell you, the babies have the best medical care while the parents also receive attention.

"The nurses were incredibly helpful," Britten recalls of those long days and nights during COVID's lonely isolation.

The skills and newborn care the nurses imparted left Britten and Jay feeling more prepared than they ever imagined as first-time parents. They also feel huge gratitude for Wolfson Children's Hospital as they watch their 2-year-old charm all with his daily antics.

grateful for the incredible mobile medical team that provides those services. Their stories motivate me to do all in my power to support the work being done at Wolfson Children's."

To fund this lifesaving ambulance, The Women's Board produces two major events that together raise \$1 million each year: First Coast Design Show, North Florida's premiere antiques, garden and art show held the first weekend in December; and The Florida Forum speaker series featuring heads of state, business heavyweights, entertainers, pundits, sports heroes, artists and more.

Wolfson Children's is vital to our community, and The Women's Board continues to be committed to our mission to raise funds and awareness of this very special hospital.



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Style prevails at Live Oak Lane home

By Patti Armstrong

Doug and Carolyn Stone met on a blind date and are still going strong 50 years later! Talk about style! They have it. Vintage, cool, luxurious, light, airy and fun describes their style and their home at 1845 Live Oak Lane, Atlantic Beach.

Vaulted tongue-and-groove ceilings, dramatic wood-burning fireplace, large windows letting in the

light and the outdoors. An architect designed this home, and the details are exceptional.

Six different porches to relax on and enjoy the majestic oaks that make this area of Atlantic Beach special. Downstairs features living, dining and kitchen and a separate space off the living area that can be used as an office, library, TV nook. French doors lead to the spacious deck with room for dining and entertaining.

Upstairs you will enjoy the primary bedroom, including a loft that can be used for exercise, an art space or office. There's a walk-in closet, and the primary bath has a jacuzzi tub.

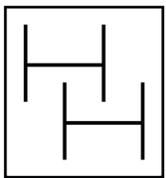
There are two more spacious bedrooms, a hall bath and more decks so you can enjoy the surrounding nature. Also, there is additional space on the landing that the current owners use as an office.

All this within walking distance to

the beautiful beaches. Ride a bicycle to the town center for lunch, dinner or shopping. Bike or take a golf cart with your little ones to Atlantic Beach Elementary.

The property is located within walking distance to the exquisite Atlantic Beach Country Club.

Represented by Compass FL
Listed by Patti Armstrong
Offered for \$1,395,000



COMPASS

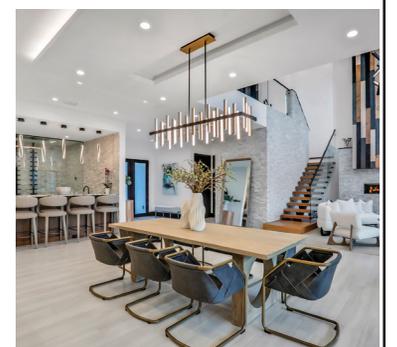
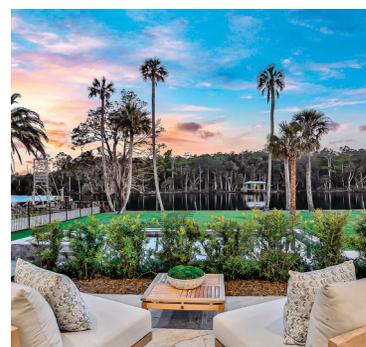
HANA HUNTER

217A S ROSCOE BLVD
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 7 Beds | 7 Baths | 5,500 SF

This newly constructed contemporary custom Ponte Vedra Beach home is designed with consideration of natural light & spectacular views of the Intracoastal waterways. A modern example of Florida waterfront luxury living, featuring soaring ceilings, large windows, natural finishes, glass railings, and a floating staircase. A true Chefs kitchen with integrated custom cabinetry, a glass climate controlled wine cellar, sophisticated office space, & private guest ensuite complete the first floor.

The primary suite includes 14 ft. ceilings with a private lanai overlooking the water below, is connected by a second family room and three additional bedrooms. The backyard features a saltwater pool & spa, outdoor summer kitchen, and a large dining space to entertain after a full day on the water.

HANA HUNTER
 904.422.6227
hana.hunter@compass.com
hanahunter.com



Contributed photos



The condominium home is located on the ninth floor at Oceania.



A view of the ocean from the balcony.

An excellent oceanfront escape awaits

By Michelle Mousin

Engel and Volkers

Welcome to this beautiful open-concept condominium home with oversized balcony to take in the sweeping views from the ninth floor. Porcelain tile throughout with wood look LVP in the primary suite, large walk-in closet and access to the balcony has you waking up looking and hearing the surf.

The guest room has an ensuite bath. The kitchen has all newer stainless appliances and a view of the ocean looking to the living area

and balcony.

It has a new HVAC and water heater, so all it turn key to move in and enjoy. All this in a very well-located, modern building.

The home is close to shops and restaurants in Atlantic Beach. The building also includes a resort-style pool and fitness center with sauna. This building allows one week rental ability, if that is desired.

Oceania
1415 1st St. North, No. 903
Jacksonville Beach



The living room in the Oceania condominium home.

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Tuscany in the Florida Sunshine

By Chef Shane Cheshire

Taste Catering: Barn Yard Farms

Ambling through the warm, sun-filled garden this morning, I felt the dew setting around me with the fragrance of fresh tomatoes and the tacky feel of cucumbers hovering around the towering sunflowers surrounding me. These incredible sensations made me ponder something special and unique in the excellent flavor combinations that encompassed me. I immediately began to think of the light and refreshing traditional Italian treat of bruschetta.

Italy claims it as their bruschetta, this delicate and tasty pleasure dates back to the Roman Empire. Historically it was bread made with no salt, a day old, and doused with the oil from olive farmers to test the quality of their oils. And thus, we have bruschetta! Over time the Italians adapted it into their own, rubbed in fresh garlic and topped the crusty bread with an array of cured meats, or vegetables and fresh herbs.

With evolution still kicking in, we here in America tend to toast

whatever bread we can find and top it with marinated tomatoes, garlic, basil and some delicious cheese, such as what I prefer, a delectable burrata. I'm here to take it to an even more elevated state. Let's forget the bread and cheese all together, add some fresh garden cucumbers, and use this historical dish in any way we see fit! Well, maybe not the burrata!

From a simple gift as an amuse bouche to a tasting spoon. To the topping of your favorite sea swimmer, lavishly covering a delightful chard yard bird, or even toss it with your favorite pasta Alfredo. This versatile recipe can fill you with tremendous joy and a sense of summertime and might even intrigue your understanding of some history.

So, with no haste, run out, scoop up your ingredients from your local farmers and let's make it for whatever summertime occasion it calls for.

As the French say, Bon appetite! And as always from Taste Catering and Barn Yard Farms, I wish you well, and God bless!

Summertime Bruschetta

Yields approximately 5 cups

- 10 medium Roma tomatoes
- 1/2 seedless cucumber
- 2 large garlic cloves, peeled
- 1/2 cup olive oil
- 1/2 cup aged balsamic vinegar
- 2 oz Barn Yard Farms Micro Basil
- Fresh cracked sea salt and cracked black pepper to taste.
- Top off with balsamic reduction drizzle to make it even more amazing!

Combine all ingredients in a large bowl. Slice Roma tomatoes 1/4 inch thick, then medium dice. Slice cucumbers 1/4 inch thick and then medium dice. Press the garlic or fine dice. Add olive oil. Add balsamic. Rough chop micro basil, saving some, whole, for garnish. Salt and pepper to taste. Toss well, cover and refrigerate for 24 hours.

Serve on or with anything you like!

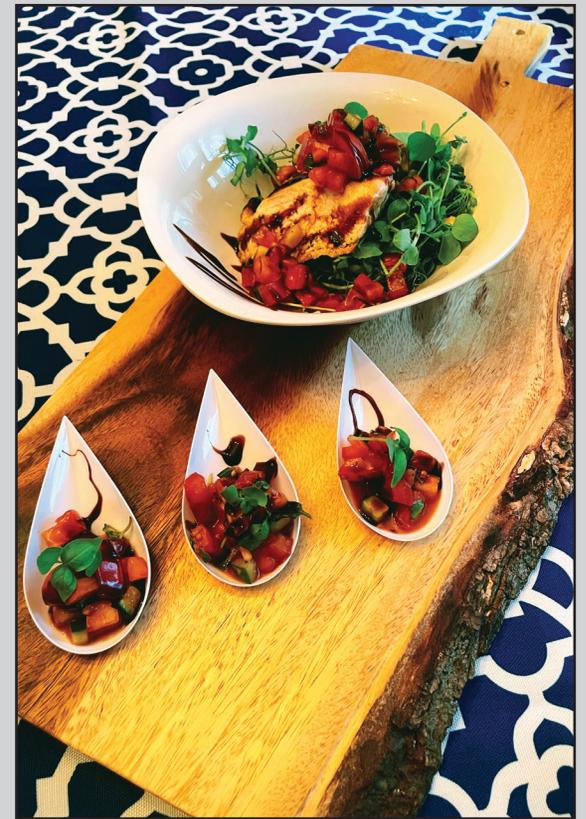


Photo provided by Chef Shane Cheshire

Summertime Bruschetta

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Contributed photo

Southern NCSY has partnered with the nonprofit ShadowLight to take visitors inside an exact replica of a cattle car used to transport Jews to concentration camps during the Holocaust. The car will be brought to stadiums, museums, Jewish campuses, high schools, universities and neighborhoods, bringing the consequences of intolerance to life. To learn how to sponsor a program, go to hateendsnow.org.

Hate Ends Now: The Cattle Car Experience

By Jennifer Rensch

Jewish Federation & Foundation of Northeast Florida,
Foundation Manager

As my colleague and I drove up to the LJD Jewish Family and Community Services parking lot, my stomach churned as I saw the cattle car from a distance. I wasn't sure exactly what to expect — only an innate feeling that it would be something I would never forget. Stepping inside, the very first thing I noticed was the black footprints painted onto the wood beneath me — a variety of sizes — ones that matched mine and ones that would have matched my 5-year-old daughter. The ShadowLight representative gave us a short introduction explaining this was an exact replica of the cattle cars which were used by Nazis to shuttle Jews to concentration camps, at 100 people per car. I looked around and counted the mere 20-something of us that were currently cramped into the space and shuddered at the thought. The representative closed the door behind us, and the interior darkened even in the daytime, with only tiny slivers of light making their way

through the cracks.

As the video started, I began to understand why this is described as a “fully immersive” experience. The images are projected all around you, covering and moving life-like along every wall of the car — in such a way that you feel right in the middle of these men, women, children and babies and right in the middle of the fear and violence and pain they suffered. If a picture is worth a thousand words, this experience was worth an entire history book.

The film itself follows the stories of two survivors, Hedy and Nate.

“The boxcar plays heavily in my mind because that's the transition from being a human being to becoming a number which they could dispose of at their own will,” a now-elderly Nate shared in his interview.

I found it impossible not to cry for Hedy as she recounted being separated from her mother upon reaching Auschwitz, looking into her eyes for what would be the final time. None of her family survived the concentration camps, but she did. In fact, we learned, she was there on-site touring with the

exhibit, in her 90s, willing to be loud and brave in sharing her horrific experiences for the sake of making sure that history is never repeated.

At that moment, I reflected honestly on times in my life, as someone who attended both Protestant grade school and a public university, when I knew I was witnessing antisemitism right in front of me. From the time I shrugged off that “joke” involving Jewish tropes by a high school friend, to the time I once listened to a college professor passively propagate an anti-Jewish conspiracy theory and wondered if anyone was going to say anything ... and at that moment, I felt ashamed — ashamed that I hadn't always been loud and brave in the face of bigotry and ashamed that I hadn't always realized that this is my fight, too.

The greatest value that I have gained from my education and career in nonprofit and social justice is that standing up to hatred and bias in any form is everyone's fight — even more so for those who enjoy the privilege of being the majority — if we are to ensure that Hedy's mission is honored.

Working for the Jewish Federation & Foundation for the past four years, I've become much more acquainted with Jewish life than I was prior; I've been very lucky to be invited to many Shabbat dinners, and I now make it a point to try to do my daily mitzvah.

However, I believe of far more importance to being the kind of ally that I hope to be, lies in what I teach my daughter as she grows up. While she is still a bit young to learn about the atrocities of the Holocaust, I teach her about acceptance and tolerance and try to introduce her to different beliefs and traditions in the little ways that she can grasp thus far. This past winter, our family lit the menorah, taking the opportunity to teach the kids that Chanukah is not actually “Jewish Christmas,” but actually a completely unrelated celebration involving the Maccabees and the miracle of oil that never ran out. But as she gets older, I can promise that she will be taught the exact truth about what happened to Hedy and Nate, and how it is imperative that she be part of a better future that takes part in never forgetting so that it can never happen again.



Market Watch

Continued from 16

bor Duval and the state during this slowdown.

Even with today's market challenging homebuyers, Ponte Vedra Beach and St. Johns remain attractive. With a state-leading public school system, low crime rates and proximity to beaches, we are poised to weather these slower times well and see activity pick up as the economy shifts. Also, during this time, we are seeing the higher-priced beach home market along the coastline remaining active.

Some residential mortgage analysts expect interest rates to moderate and begin dropping this year. Freddie Mac reports a current interest rates average of 6.39%, which is down from 7.08% on November 10, 2022, a significant drop in six months that many hope will continue****.

An encouraging, related update is the decline in the nation's inflation rate to 4.93% in April****, which was at its lowest level since April 2021. High inflation was the impetus for the rising interest rate path the Federal Reserve began travelling last year.

In summary, like markets across the nation, the Ponte Vedra Beach real estate market has slowed, albeit less than our neighbors year over year. While interest rates and inflation do remain high, we all continue to watch for indications that the Federal Reserve will taper off rate increases, as this will contribute to the lowering of mortgage interest rates. This will be an important marker for anyone looking to buy

or sell: from first-time homebuyers to current home owners who want to move but feel "stuck" knowing that purchasing a new home means incurring a much higher interest rate than their current home. While uncertain economic circumstances persist, Ponte Vedra Beach, and St. Johns counties are faring better than others and remain exceptional areas to live, work, and thrive.

David Johnson is a Mortgage Banker with Ameris Bank, NMLS #1446956.

FOOTNOTES:

* <https://www.redfin.com/county/451/FL/Duval-County/housing-market>

Redfin, Duval County Housing Market

** <https://www.redfin.com/county/491/FL/St-Johns-County/housing-market#demand>

Redfin, St. John's County Housing Market

*** <https://www.redfin.com/state/Florida/housing-market>

Redfin, Florida State Housing Market

**** The Mortgage Reports, Mortgage Interest Rate Predictions by Paul Centopani May 18, 2023,

<https://themortgagereports.com/32667/mortgage-rates-forecast-fha-va-usda-conventional>

***** YCharts.com, US Inflation Rate

https://www.ycharts.com/indicators/us_inflation_rate#:~:text=Basic%20Info,in%20price%20over%20a%20year

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Jennifer Vincelet

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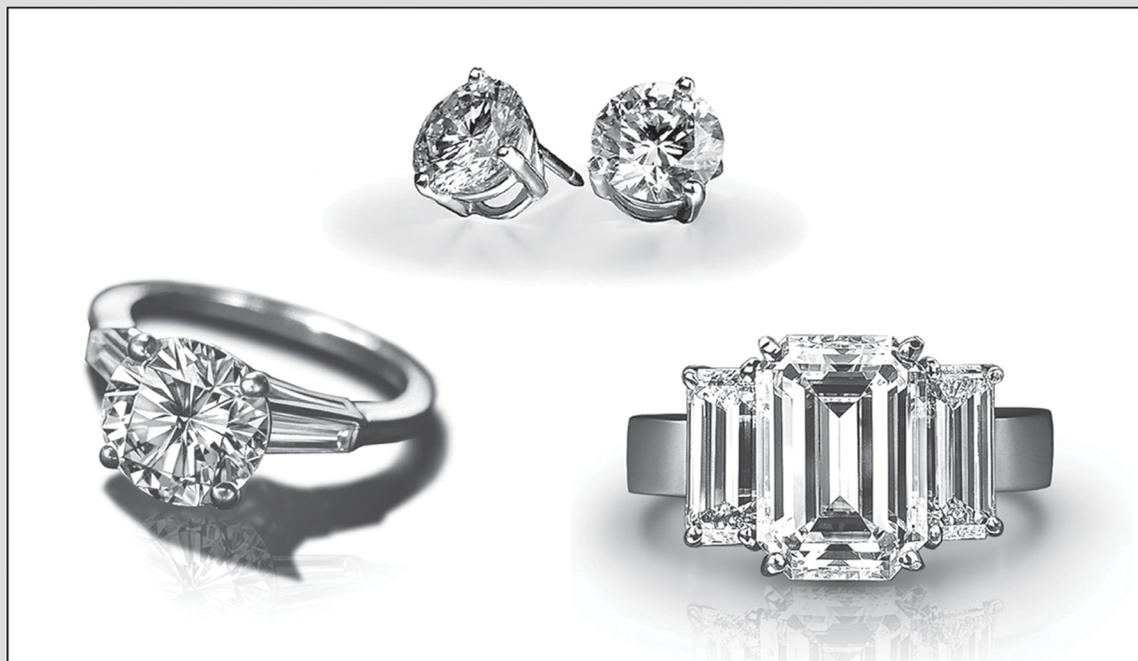
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2.24ct	Round	GIA	Excellent	I	SI ₂	\$ 27,000	\$ 21,800
2.24ct	Oval	GIA	—	G	SI ₁	\$ 32,500	\$ 23,000
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Discover the Epitome of Coastal Living at 969 Ponte Vedra Blvd.

Contributed photos

By Anne-Marie Mitchell

Indulge in the pinnacle of beachfront luxury living at 969 Ponte Vedra Blvd., a stunning estate perched atop 1.5 acres of pristine coastline in Ponte Vedra.

With breathtaking panoramic views of the beach and an impressive 167 feet of ocean frontage, this extraordinary property offers a lifestyle that is truly unparalleled. Situated at the highest elevation on the street, every aspect of this home has been meticulously designed and crafted to create an ambiance of refined opulence.

As you enter the property, you are immediately greeted by a private driveway that winds its way through a lush nature preserve. The serene surroundings shield the home from the sounds of traffic, creating a sense of tranquility and seclusion. The driveway itself is beautifully landscaped, with native plants and trees adding to the natural beauty of the estate.

The interiors of this beachfront estate are a testament to luxurious living. Exquisite marble finishes adorn the living spaces, creating an aura of timeless elegance. The grand open living room and spacious kitchen provide the perfect setting for entertaining guests. The kitchen is a chef's dream, featuring not one, but two lavish butlers' pantries, which are equipped with a wine conservatory and a laundry space, combining functionality with luxury. The kitchen also boasts an informal living room, creating a comfortable space to lounge while breakfast



or meals are being prepared.

The master bedroom is a masterpiece, and visitors are struck by the spaciousness and natural light that pours in from the large windows. The room is complete with a stairway leading up to a "Romeo and Juliet"-style balcony, which overlooks the bedroom and provides a stunning view of the ocean.

An additional staircase leads to the observatory deck on the roof of the home, where one can stargaze under clear Florida skies. The master bedroom also boasts a luxurious bathroom, complete with a soaking tub with panoramic views, walk-in shower and dual vanities.

The guesthouse on the property provides a private retreat, perfect for hosting family and friends. Sliding glass doors open up to the outdoor deck space, where one can revel in the sparkling pool and views



of the pristine coastline.

The outdoor spaces have been thoughtfully designed, with an astroturf backyard, an outdoor kitchen and grille area. Descend the deck stairs, and you'll find yourself stepping onto the sandy beach, where you can enjoy the soothing sounds of the ocean, collect sharks' teeth, or go for a scenic jog.

Don't miss this rare opportunity to experience ultimate luxury beachfront living at 969 Ponte Vedra Blvd. Book an exclusive showing and embark on a journey of refined coastal living, where every moment is imbued with the grandeur of the ocean and the splendor of this remarkable estate.

Represented by Yellowfin
Listed by Anne-Marie Mitchell
Offered for \$8,750,000

FIND YOUR SANCTUARY.

OAKBRIDGE



PENDING

90 Rio Dr., Ponte Vedra Beach
 3BR/2BA - 1504 SF

Cute clean, new floors, NEW ROOF! Concrete block home on cul-de-sac in highly desirable Sawgrass TPC! North exposed home features a tropical private fully fenced backyard. Enjoy cool evening breezes on the screened covered lanai. Water the budding flowers & plants from your irrigation well. Home features a brand new architectural shingle roof, new flooring, new lighting, plus new insulation to help keep utilities bill low. Home comes equipped with new kitchen appliances and also features hurricane shutters! Gather the family around the stone fireplace w/ open floor plan to kitchen/dining area. HVAC recently cleaned and checked, as well as garage doors serviced. Just a short walk to the Yards for a game of pickleball or round of executive golf then dinner at 3 Palms! Offered for \$649,000

QUEENS HARBOR CUSTOM HOME



1205 Windsor Harbor Dr., Jacksonville
 6BR/5BA - 6480 SF

This custom Home sits 14 feet above sea level overlooking expansive, breath-taking, water-surround views. Tropical & breezy elements define the lifestyle of this well-appointed Mediterranean home. Situated on almost 1 half acre, this beautiful home boasts not only a private circular drive w/ 4 car garage, plus large fenced yard featuring paving stones, a tropical pool, cabana bath, hot tub, pool deck, and 20 foot boat dock! NEW ROOF! 2 story stone foyer featuring custom built wrought iron & Saturnia staircase. Gracious primary suite w/ private bath, large closets. 2 laundry rooms, downstairs private guest suite, wine cellar! Upstairs features 4 bedrooms w/ Jack & Jill Baths + huge upstairs retreat w/ balcony. Offered for \$2,550,000.

MARSH LANDING



COMING SOON

165 Greencrest Dr., Ponte Vedra Beach
 4BR/4BA - 3401 SF

Classic one story Mediterranean pool home! Welcome home to loads of natural light, high ceilings, rounded corners, and exquisite architectural details. Perfect for entertaining. There are three large disappearing glass sliders that surround the pool deck and create a tropical feel of nature throughout the main living areas. The home has lots of privacy and a spectacular view overlooking the lagoon from the pool deck. The present owners have lived in the home since 1995 and have lovingly cared for it. The home has never flooded and is all on one level. Great bones and a designers dream...the possibilities are endless. More details coming soon - should be in the MLS by the end of May.



Jeanie Leapley
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