

# Sand Castles

LUXURY \* LIFESTYLE \* REAL ESTATE

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INSIDE THE LEGENDS THAT LIE AMONG US  
By David Thompson, Jacksonville Beach's Historic 18th Anniversary Column

THE CELEBRATION OF THE 87th ANNIVERSARY  
OF THE PONTE VEDRA LINK & CLUB

OCTOBER 31, 2013 - SPECIAL SECTION TO  
**Recorder**

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ON THE BOULEVARD  
A PONTE VEDRA CLASSIC

NEED THE BEANS THAT BE AMONG  
US WITH FRANCES BARRETT KING

GOING TO THE CHAPEL  
AT THE BEACHES MUSEUM

**Before & After**

"Fabulous Makeovers"  
"The Local Market Watch"  
"Shining Homes for Sale"

COTTAGE GEM ON  
THE CHESEFAKE

LAURIE'S KITCHEN  
TRANSFORMATION

A MASTER SUITE AND  
BATHROOM RENOVATION

**Recorder**

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THE BEACHES MUSEUM  
A TRIP TO MOROCCO

2015 LEGACY TRUST  
HOME TOUR

TRAVEL AS AN EMPTY NESTER

COMPLETE CLUB APPEAL  
IMMEDIATE ON PRESTON TRAIL

**Before & After**

"The Old House"  
"The Sand Market Watch"  
"Florida Waterfront Escape"

TUSCAN INSPIRED HOME IN  
SAVINGBRASS

DEER TRACK KITCHEN  
TRANSFORMATION

A MASTER SUITE  
BATHROOM RENOVATION

POINTE VEDRA: CROSSROADS OF  
THE WORLD

THE BEACHES MUSEUM  
A TRIP TO MOROCCO

JULY 31, 2014 - SPECIAL SECTION TO  
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2015 LEGACY TRUST  
HOME TOUR

TRAVEL AS AN EMPTY NESTER

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DEER TRACK KITCHEN  
TRANSFORMATION

A MASTER SUITE  
BATHROOM RENOVATION

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HIGH DREAM HOME  
OVERLOOKING 2015

A VILA IN TUSCANY

CLUB APPEAL MAKEOVER ON  
CDD BARRY

**Before & After**

"1871 Dream Home"  
"First Coast Beaches Residential Report"  
"Bikes, Kiteboards, Signs In at Seaways"

COASTAL CHIC  
DECORATING

SAVINGBRASS ISLAND KITCHEN  
TRANSFORMATIONS

LA MASONI IN GLEN KERNAN  
TRUST & COUNTRY CLUB

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JANUARY 26, 2017 - SPECIAL SECTION TO  
**Recorder**

- BEFORE AND AFTER ISSUE  
- LUXURY COASTAL CONTEMPORARY  
- WONDERFUL WASHINGTON, DC

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JANUARY 25, 2018 - SPECIAL SECTION TO  
**Recorder**

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

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SPECIAL CHAIR  
SPRINKLES

GOV. RON DEWANE'S AND FIRST WIFE  
COURTESIE'S AT THE FOURTH BEACH

DESIGNED TO SELL

**Before & After**

MAGNIFICENT ESTATE HOME  
IN THE RAVENHILL

ROMAN WEDDING AT THE  
BOWNE CENTER

ORGANIZE YOUR HOME FOR  
THE NEW YEAR

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**BEFORE & AFTER**

Featuring ...

- Surprise remodeling project in Ponte Vedra Beach
- Postcard from London - a throw of a special trip
- Charleston - A food trend worth trying
- Branch with famed author, TV host Brian Kilmeade

JANUARY 30, 2020  
**Recorder**

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INSIDE THIS SECTION:

- Market Watch: Ponte Vedra housing & mortgage update
- Beaches Spotlight: Summer food vlogs
- Sports Spotlight: Jaguars can build on QB Lawrence
- An evening with Sarah Huckabee Sanders
- Travel Spotlight: Taking a trip to Asia
- A look at some amazing local listings

SPRING INTO  
SUMMER ISSUE

MAY 22, 2021  
**Recorder**

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IN THIS SECTION:

- Beaches Spotlight: Make 2022 the year for real food!
- A Christmas holiday in Italy
- A book signing with Brian Kilmeade and friends
- Sports Spotlight: A quick turnaround
- Coastal luxury meets laid-back vibe in this oceanfront
- Before and after: Marsh Landing home receives coastal modern refresh

JANUARY 27, 2022  
**Recorder**

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Custom-designed home is the picture of elegance

IN THIS SECTION:

- Interested in interest rates?
- The before and after of a home remodeling project
- No need to travel to St. Croix - try this recipe at home!
- With 500+ acres an adventure awaits
- Beach access and so much more
- Private oasis in a country club setting
- Take a stroll on Le Maître Drive
- AND MORE!

THE RECORDER  
PUBLISHED JANUARY 24, 2022

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CELEBRATING 10 YEARS OF SAND CASTLES

OCTOBER 2023

# A look back at some of the great houses I have sold...



**600 Ponte Vedra Blvd Unit #109**

“ I contacted Janet Westling to list my mother’s condo. Janet offered to stage it and suggested we paint it white. We decided to list it the way it was but after 3 months on the market we took Janet’s advice. Two weeks later we were under contract for full price! I am happy we listened to her recommendations!

- Pat Mulhern, Seller

“ I saw a new listing at the Carlyle, the right size for our family. The only problem was that it look so dated. A few months later, we saw what we thought was a new listing . It was perfect! All white walls, incredibly styled with seaside slip covered furnishings and coastal decor. But as I researched further, to my amazement it was the exact same unit we had looked at before that did not sell. I knew we had to buy it now because it would sell immediately! I called my husband and said This is my condo! This is the one we want!

- Laurie and Mason Odum Buyers



**2375 Ponte Vedra Blvd**

“ Janet Westling gets the job done! From her advice on pre-sale prep right through the fabulous staging advice, Janet brings high energy and professionalism to her work. We sold our house quickly and she helped us with our next purchase on the ocean!

- Kip Gleckler, Seller



**2 Turnberry Pointe Way**

“ Janet’s creative marketing of Turnberry Way was truly extraordinary and led to a rapid closing of the property at over asking price. Her exceptional staging skills and on site luncheon for local realtors contributed to the successful sale. Great job Janet!!”

- Lonnie Smith, Seller



**113 River Marsh Drive**

“ Janet sold two properties for us very quickly. Her knowledge of the market, networking skills and professionalism made the process seamless. She drew on her resources including staging, photography and marketing publications to present our properties to the largest audience of potential clients. The closings were held professionally. We have been very pleased with the service we received from Janet.”

- Mel & Kathleen Fannin, Sellers



**3255 Old Barn Rd West**

“ A friend who was a top realtor said there is no way you can list your house for that price, it is too high. We took Janet’s advice on staging and pricing and we were under contract the first day. It is worth noting that this was prior to COVID, so the market wasn’t so hot. We loved working with Janet!

- Carol Zoeller, Seller



**Janet Westling,**  
**REALTOR®**  
GRI, CIPs, Luxury Collection Specialist



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[www.janetwestling.com](http://www.janetwestling.com)  
[Janet.Westling@bhhsnfr.com](mailto:Janet.Westling@bhhsnfr.com)



**3243 Old Bard Road W**

“ We highly recommend Janet Westling as a realtor. We interviewed many realtors before choosing Janet, and in the end, what impressed us at the interview, turned out to be true: she is the hardest working realtor out there, period. Janet gave our property her full attention and marketed it relentlessly. She gave us great ideas on how to make improvements for a quick sale, and her communication with us was fantastic. There is no other realtor that would have invested as much time and energy into selling our property. With Janet’s help, we sold our home quickly. You will not be disappointed if you hire her to represent your home!

- Marc & Alethea Goodman, Sellers



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THE  
**RECORDER**



The cover features a look at different Sand Castle covers over the years.

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**4430 Coastal Hwy.  
S. Ponte Vedra Beach/North Beach Area  
4 beds/3.5 baths/3556 Sq. ft.**

Welcome to the "Modern Wave" where Manhattan meets South Beach located in the area of South Ponte Vedra Beach and North Beach. This one-of-a-kind, multi-level oceanfront home on an 80' lot situated at a high elevation is a contemporary work of art. Custom built in 2014 to integrate breathtaking ocean views and architecturally designed to allow natural light, air quality, energy efficiency, security and surveillance, and more. This home offers a unique experience in oceanfront living that will appeal to even the most fastidious from sunrise to sunset. Notable features include an auger cast piling system; newly coated roof with mule silicone; recently weatherized with Rhino Shield; new paver driveway, patio and landscaping; 2023 seawall; whole home fire sprinkler system, 3-story elevator (handicap compliant); 2 full kitchens with high-end cabinetry and appliances; impact windows and doors with ocean views from every room. This impressive home sits amidst the shoreline of a 50 year beach renourishment project that will assure a beautiful beach landscape for years to come. Offered at \$3,400,000.



For more information, please contact:

*Carolyn Oyler*

REALTOR® | CDRE | RCS-D | CDS

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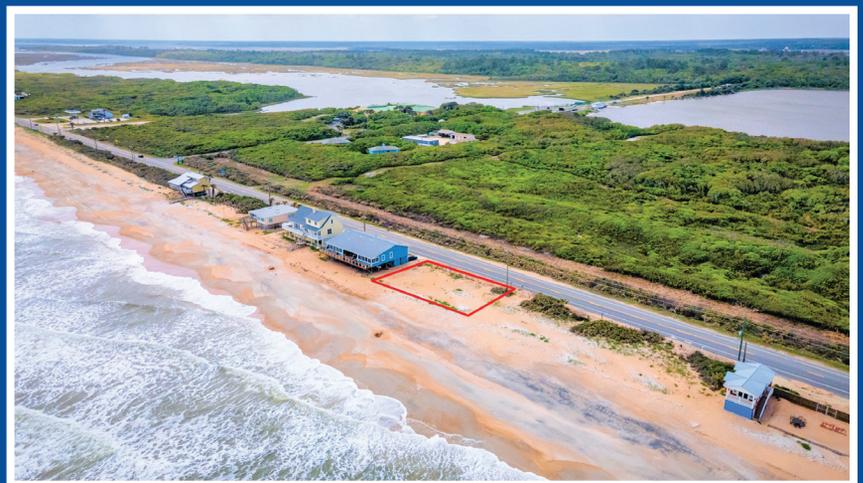
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This is a once-in-a-lifetime chance to create your own private oasis in one of Florida's most coveted coastal communities. Prime location near golf courses and top-rated schools. Located in Ponte Vedra Beach, known for its stunning natural beauty, world-class golf courses, and top-rated schools, close to the World Class Medical Campus Mayo Clinic, M.D. Anderson and Moffitt Center with just a Short drive to The Nation's Oldest City, Charming St Augustine along with TPC Sawgrass Country Club, Tennis, Shopping, & Dining. Reach out Today to review Plans and Don't miss out on this one! Architectural plans included, 2 story & 3 story options with your choice to customize.

# Welcome to the 10th anniversary of Sand Castles



By Janet Westling

In June of 2013 when I began my career in real estate, I met with the publisher of the Ponte Vedra Recorder with an idea I had for a quarterly publication called Sand Castles. As a Beaches resident for many years and a new Realtor, I saw the need for a lifestyle and real estate publication with a focus on local stories and events about

the people who live, work and play at the beach.

We decided to launch Sand Castles in October 2013 just as we welcomed our Florida/Georgia fans to Jacksonville. Georgia may be Florida's rival in football, but when it comes to our local market, Georgia is our No. 1 feeder state in real estate sales.

Today, 10 years later, as we celebrate this anniversary issue of Sand Castles, I want to thank everyone who has contributed to its success. From the Realtors in our community who have written about their amazing properties to the volunteers in our numerous nonprofits who have contributed stories on their fundraising events, Sand Castles has grown and today includes regular contributors from Brian Sexton of the Jaguars, St. Johns County School Board Member Kelly Barrera to Wolfson Children's Hospital Women's Board President Kendra McCrary. Every issue highlights our local market with our "Market Watch" written by our area's local brokers and lenders.

We have highlighted and interviewed legends in our community. In our first issue, Oct. 31, 2013, I interviewed Dr. Harold Baumgarten, Jacksonville Beach resident and D-Day survivor. Dr. Baumgarten was on the first wave of the invasion in Normandy, France, and he shared the incredible story of that day. "Over 10,000 allies were injured or killed that day and 2,499 Americans died. This D-Day survivor lived to tell his story."

Sand Castles features travel stories in every issue from our local beaches residents who travel the globe!

Realtor Kathy Ball had, "A super Time at The Super Bowl," in January 2019 in Atlanta, Georgia, with her daughter and family as the L.A. Rams played the New England Patriots. Kathy's daughter is married to Rams' General Manager Les Snead and this former Atlanta resident shared her wonderful experience.

In January 2020, we featured a Travel Spotlight: London Calling as beaches residents Lisa Sandifer, Jennifer Sexton, Wally Sears, Katie and David Johnson and I attended the Jaguars game in November 2019 in London and shared our stories.

We featured several anniversaries from the 85th and 90th anniversaries of Ponte Vedra Inn and Club, 40th anniversary of Sawgrass Country Club in 2014 and the history of Ponte Vedra Beach and its beginning. Our local nonprofits have been highlighted, as we celebrated their contributions to the mission of those they serve. In our first issue, local resident Brenda Davis wrote about Seamark Ranch, a children's home on 468 acres in Clay County that has been home to more than

60 children whose families were in crisis. Since then, we have covered the Sawgrass SenoRITAs' tennis event each October that benefits breast cancer research and the Beaches Museum renovation, the Cultural Center Home Tours, the Ponte Vedra Public Education Foundation, BRASS-Beaches Residents Actively Supporting the Symphony and Florida House, the only state embassy in Washington, D.C.

Our "Recipe Spotlight" has featured area chefs, including Alice Hickox and Chef Shane Chesire, and, in this issue, our Sawgrass Country Club Wine Club members took a trip to Italy and write about their weeklong cooking class in Tuscany!

National best-selling authors Brian Kilmeade, Geraldo Rivera, Judge Jeannine Pirro, Ainsley Earhart, Sean Hannity and Raymond Arroyo have visited our area, and we covered their many book signings. Brian Kilmeade first visited Ponte Vedra Beach for a book event in 2015 and returns this November at the Ponte Vedra Concert Hall with his latest book, "Teddy Roosevelt and Booker T. Washington."

Political candidates stopped in at Sawgrass for fundraising events, including Sarah Huckabee Sanders, who was elected governor of Arkansas in 2022; Herschel Walker, senatorial candidate from Georgia; South Dakota Gov. Kristi Noem; Alaska's Sarah Palin, candidate for Congress; Florida's Congresswoman Kat Cammack; Congressman John Rutherford; Congressman Greg Stube; Texas Congressman Dan Crenshaw; and New York Congresswoman Alice Stefanick.

Ponte Vedrans attended inaugurations from the inauguration of President Trump in January 2017, the First Ladies luncheon in 2018 and 2019 honoring First Lady Melania Trump, the Republican Convention at the White House in 2020, to the inaugurations of Gov. Ron DeSantis in January 2019 and January 2023, and Sand Castles was there and covered these historic events.

Former Sports Illustrated journalist and Ponte Vedra resident Dan Jenkins wrote a story titled "Ponte Vedra, The Pebble Beach of the East Coast" that was originally published in Golf Digest. With the author's permission it was reprinted in Sand Castles and in this anniversary issue.

Florida's Best Kept Secret, Ponte Vedra Beach has been discovered, and our real estate market has thrived. Our Sand Castles anniversary cover showcases the covers through the last 10 years that featured the best of Ponte Vedra Real estate. I hope you enjoy this anniversary issue as we look back to some of the stories from the past, read about the present happenings in our community and look forward to our future, covering Ponte Vedra Beach and the Beaches communities, its residents, Realtors, and nonprofits for years to come!

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

My best,

**Janet Westling, Realtor, CIPS, GRI**  
**Berkshire Hathaway HomeServices Florida Network Realty**  
**Sand Castles Creator and Contributing Editor**  
[www.Janetwestling.com](http://www.Janetwestling.com)



**110 S Wilderness Trail**  
**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 Summer 2024 is situated on over a third acre lot in Ponte Vedra Beach! This modern farmhouse designed home is 3,278 square feet, 5 bedrooms, 3.5 bathrooms and a large upstairs bonus room.



**1235 Windsor Harbor Drive**  
**Listed for \$3,200,000**  
 by **Katie Hughes Johnson**  
 8,290 SF, 8 Bedrooms, 7 Full Bathrooms, 2 Half Bathrooms. Newly renovated Queen's Harbour waterfront home offering timeless elegant finishes such as Travertine & hardwood flooring, high-end appliances, updated bathrooms. 4 car garage, summer kitchen with DCS grill and burner, and newly renovated outdoor oasis. Game room including bar and pool table, plus Theater room with seating for 6 people.



**116 Lake Julia**  
**Listed for \$1,500,000**  
 by **Katie Hughes Johnson**  
 2,980 SF, 4 Bedrooms, 4 Bathrooms  
 Stunning home in the prestigious community of Lake Julia in Sawgrass Country Club was completely renovated in 2013 by Frank Gamel. Upon entering the impressive coastal designed home, the stunning golf to water views will captivate you!



**2772 Canyon Falls Drive**  
**Listed for \$459,900**  
 by **Katie Hughes Johnson**  
 1,604 SF, 3 Bedrooms, 2 Bathrooms. Charming home in desirable Villages of Pablo is move-in ready. Located on a large fenced lot with beautiful mature trees! Conveniently located off San Pablo Rd., and a short drive to the beaches, Mayo Clinic, St. Johns Town Ctr and UNF!



**35 Dolphin Blvd.**  
**Listed for \$689,000**  
 by **Katie Hughes Johnson**  
 1,347 SF, 3 Bedrooms, 2 Bathrooms  
 Dorable Beach Cottage in desirable Ponte Vedra Beach is situated on over 1/3 acre lot and only a 10 minute bike ride to the beach!. The outdoor oasis features a large fenced backyard, covered lanai and newer POOL! Outdoor shower is perfect for rinsing off after a day at the beach!!



**1601 Ocean Drive #210**  
**Listed for \$595,000**  
 by **Katie Hughes Johnson**  
 1,230 SF, 2 Bedrooms, 2 Bathrooms  
 Seascape Oceanfront Condo. This South Jax Beach oceanfront condo is located on the 2nd floor with incredible views! Easy access to the beach, relax and unwind on the expansive balcony. The condo features 2 bedrooms, 2 bathrooms & large living spaces open to the kitchen with wood cabinetry, stainless appliances and Corian countertops.



**2703 Madrid**  
**Listed for \$2,195,000**  
 by **Katie Hughes Johnson**  
 3,437 SF, 4 Bedrooms, 3.5 Bathrooms  
 To Be Built  
 Brand new construction in desirable South Jax Beach East of 3rd Street. This custom designed home to be built by Barnett Custom Homes will be completed Summer 2024. Walk to the beach and nearby shops and restaurants! The 2 story coastal inspired home features over 3,400 square feet, 4 bedrooms, 3.5 bathrooms plus loft area. Design selections by Carrier Design Co. with elegant selections for the kitchen, bathrooms and lighting.



**106 Diego Lane**  
**Listed for \$1,775,000**  
 by **Katie Hughes Johnson**  
 3,839 SF, 4 Bedrooms, 3.5 Bathrooms  
 Newer coastal home in prestigious Ponte Vedra Beach is located on a pristine lake lot & 5 minute ride to the beach! Award winning Vintage Homes Desirae floor plan features 4 bedrooms, 3.5 bathrooms, office & large bonus space with media room.



**241 32nd Avenue South Jax Beach**  
**Listed for \$2,295,000**  
 By **Katie Hughes Johnson & Kelley Cressman**  
 3,628 SF, 6 Bedrooms, 4 Full Bathrooms, 2 Half Bathrooms. Walk to the beach! One of the largest parcels E of A1A in desirable S Jax Beach. This stunning coastal inspired 3 story home with hydraulic elevator boasts over 3,600 square feet, 6 bedrooms, 4.5 bathrooms all recently updated, office and bonus room PLUS 4.5 garage spaces & 2 driveways for all your toys! Peek-a-boo ocean views from roof top deck.



**708 Mill Trail Court**  
**Listed for \$1,247,000**  
 By **Katie Hughes Johnson & Kelley Cressman**  
 2,900 4 bed 2 1/2 bath, Exquisitely updated home in Sawmill Lakes. The backyard boasts an expansive covered patio added in 2017 perfect for entertaining with outdoor kitchen ready for summer bbq's. The master bedroom was completely updated in 2020. 2016 roof, 2018 Water Heater, Newer HVAC. Perfectly located 2.2 miles from the beach and a short bike ride into the Guana Preserve. Sawmill Lakes has pool, playground, pickleball, basketball & fields.



**331 S. Roscoe Blvd.**  
**Listed for \$3,999,999**  
 By **Katie Hughes Johnson & Kelley Cressman**  
 6,982 7 bed 6 1/2 bath  
 Boater's Dream! Expansive water views & amazing sunsets. Brand new dock built in 2022 with 16,000 lb lift which accommodates a 38' boat PLUS 2 other lifts for a Kayak, small boat, or jet skis. Relax by the pool, spa & summer kitchen overlooking the water & nature. Watch dolphins, manatees, and many types of water crafts as they travel by.



**418 Triple Crown Lane**  
**Listed for \$2,695,000**  
 By **Katie Hughes Johnson & Kelley Cressman**  
 5,104 SF, 5 Bedrooms, 3 Full Bathrooms, 2 Half Bathrooms. Impressive Equestrian Estate in the desirable Whitelock Farms Equine community in St. Johns County. The home, newly built barn and detached garage are situated on 5.4 fenced acres with 2 gated entries. The luxury "Dream" barn accounts for the needs of rider and horse.



**Kelley Cressman**



**Katie Hughes Johnson, REALTOR | (904) 237-6083**  
**Kelley Cressman, REALTOR | (904) 553-8405**

#3 Small Team in Northeast Florida Jacksonville Business Journal

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**Katie Hughes Johnson**

## MARKET WATCH

# A deep dive into a thriving market – navigating real estate trends for September

By Holly Hayes

**D**on't believe all of the headlines you read in the papers, the sky is not falling in Ponte Vedra Beach and other local Northeast Florida areas! We have a very desirable lifestyle, no state taxes, beautiful weather and a continued influx of buyers from states such as New York, Illinois and Georgia. While there has been a normalization of the market, locally we are still seeing price increases, more cash sales due to interest rate increases and a robust market in the lower price ranges. In the vibrant world of Ponte Vedra Beach real estate, understanding market metrics has never been more crucial. Whether you're a prospective buyer or seller, these figures offer invaluable insights into the ever-evolving landscape, and we'll even take a closer look at some of the most sought-after neighborhoods. So, let's dive right in and explore the statistics that are shaping the current real estate scenario.

### September 2023 Statistics: A Snapshot of Ponte Vedra Beach Real Estate

Here's a snapshot of key real estate statistics for residential properties as of Oct. 3, 2023, in NEFMLS Summary Statistics for Ponte Vedra Beach ZIP code 32082 in September 2023 compared to the same period last year:

- **Absorption Rate:** The Absorption Rate, which measures the pace of home sales, has risen to 3.27, marking a 15.55% increase from September 2022. This indicator reflects the strong demand for properties in the area, favoring sellers but also trending towards a more balanced market.

- **Average List Price:** The Average List Price now stands at an impressive \$1,966,091, showcasing a 9.47% increase from the previous year. The average YTD coming in at \$1,629,995

is a 14% increase over YTD 2022. This uptick demonstrates the rising property values in Ponte Vedra Beach, offering potential sellers an advantage.

- **Median List Price:** The Median List Price, the middle price between lowest and highest property sales price, has seen a subtle uptick, settling at \$1,375,000, with a 0.36% increase from September 2022. This incremental growth suggests that properties at various price points continue to attract buyers.

- **Average Sale Price:** The Average Sale Price has surged to \$1,775,042, marking a remarkable 35.43% increase from last year. This figure reflects the premium prices buyers are willing to pay for their dream homes in this desirable area. While this number will fluctuate based on the higher-end luxury sales market year over year, we are averaging an increase in prices and the luxury market is definitely creating a buzz in our area. The average sales price YTD is up 6.48% over YTD 2022.

- **Median Sale Price:** The Median Sale Price now stands at \$880,000, showing a 10.17% increase from September 2022. This suggests a broad range of properties are being transacted, catering to diverse buyer preferences.

- **Average CDOM (Cumulative Days on Market):** The Average CDOM has increased to 53 days, representing a 29.27% rise compared to September 2022. This longer time on the market indicates buyers may be taking a bit more time to make decisions, and sellers need to pack their patience when it comes to how long it takes to go under contract. Remember, it only takes one buyer!

- **Median CDOM (Cumulative Days on Market):** The Median CDOM has increased to 38 days, marking a 46.15% increase from the previous year. This statistic reflects the varying pace at

which different properties are being snapped up by eager buyers as well as the patience of sellers to wait for the right offer that works for them. In some cases, sellers may have dictated pricing above what the market could bear and so they have had to lower their pricing and expectations of this normalizing market.

- **Percentage of Cash Sales:** Mostly due to a substantial increase in interest rates, the number of cash sales are up nearly 48% over September of 2022 and up 53% over August 2023 sales.

Now let's zoom in on some of the most coveted neighborhoods in Ponte Vedra Beach.

- **Sawgrass Country Club:** Known for its prestigious golf course and upscale living, Sawgrass Country Club has seen robust sales and listings activity. Buyers and sellers in this area should be prepared for a dynamic market with high demand. Current listings sit at eight with an average sales price of \$1,275,000.

- **The Plantation at Ponte Vedra:** Nestled in a serene, exclusive setting, The Plantation at Ponte Vedra boasts impressive sales and listings numbers. It's a community where luxury living with tremendous golf meets the serene beauty of the coast. Currently there are eight active listings with an average sales price of \$1,853,000.

- **Marsh Landing:** Another premier golf and country club community, Marsh Landing has witnessed active sales and listings. Its picturesque landscapes and planned top-tier amenities make it a magnet for both buyers and sellers. Active inventory is 12 homes with an average sales price of just over \$2 million.

- **Oceanfront Properties:** The allure of oceanfront living remains strong,

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CONTINUED ON PAGE 10 ■

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JACKSONVILLE JAGUARS

# Not quite there, yet



By Brian Sexton

**E**xpectations have a way of getting the best of us, sometimes at the expense of the truth.

The Jaguars looked like a sexy pick to join the elite of the AFC in 2023. Quarterback Trevor Lawrence made major strides in the second half of 2022 and was one of the highest performing quarterbacks in the NFL last season. The front office added wide receiver Calvin Ridley to a stable of highly productive receivers, each coming off the best seasons of their respective careers and the defense looked ready to take a big step forward with defensive end Travon Walker and linebacker Devin Lloyd entering their second seasons in Jacksonville.

There was plenty to be excited about, especially after dramatic wins over the Titans and Chargers on back-to-back Saturday nights in January, which only served to fuel those expectations to even greater heights.

This season hasn't started like many thought it would or should, and I'm as guilty of seeing the Jaguars through my teal-colored glasses as the next person.

I should have known better.

Those Jaguars last season delighted

us with the two-point conversion to beat Baltimore and the Pick Six interception return to beat the Cowboys. They were incredible wins at home in front of their win-starved fans.

Recall, however, that they trailed the moribund Titans and journeyman quarterback Joshua Dobbs on the final weekend of the season with everything on the line and were this close to losing until Rayshawn Jenkins; and Josh Allen saved the day.

They also needed as dramatic a come-from-behind effort as the NFL has seen in a generation after four first-half interceptions by Lawrence put them in a 27-0 hole to the Chargers.

Don't misunderstand, those were incredible moments and no matter how you slice it up and under which microscope you examine them, they count as wins.

But they also exposed flaws that needed to be fixed and adding talented players isn't the only remedy, the players already on your roster need to improve and that doesn't happen automatically.

The Jaguars offense is off to a rocky start this season, just as most observers believed it would pick up where it left off last year. Ridley hasn't been an easy addition to the offense, he's incredibly talented but you can't cheat time, which is what it takes to build chemistry between a quarterback and a receiver and the receiver and the rest of the offensive

weapons.

The offensive line was good last season but has been without left tackle Cam Robinson thanks to a suspension and right tackle Juwaan Taylor who left in free agency. You don't just plug-and-play at those spots. Time on task is needed as Robinson returns and rookie Anton Harrison settles in on the right side. The protection hasn't been consistent and the quarterback's statistics bear that out.

Walker is playing good football, but his pass rush is still a far cry from where it needs to be, and Lloyd is working through a thumb injury after surgery. The defense is playing well, but they were built to play with a lead and that hasn't happened enough thus far for them to be at their best.

The talent is there on the roster for anyone to see and the coaching staff is top shelf as advertised.

General Manager Trent Baalke and Head Coach Doug Pederson have built a good roster and have the makings of a team that can contend in the AFC, which is exactly what they did last season.

But it's clear now that they still need more time before we can put them up there with the elite teams of the AFC: Kansas City, Buffalo, Baltimore and Miami.

It's time to lower the high-flying expectations at least until they show us they can perform at a consistent level week-in and week-out.

## MARKET

CONTINUED FROM PAGE 8

with active sales and listings along Ponte Vedra Beach's stunning coastline. These properties offer unparalleled views and a taste of coastal paradise. As of Oct. 3, 13 oceanfront listings were available to purchase with an average sales price of \$6.2 million.

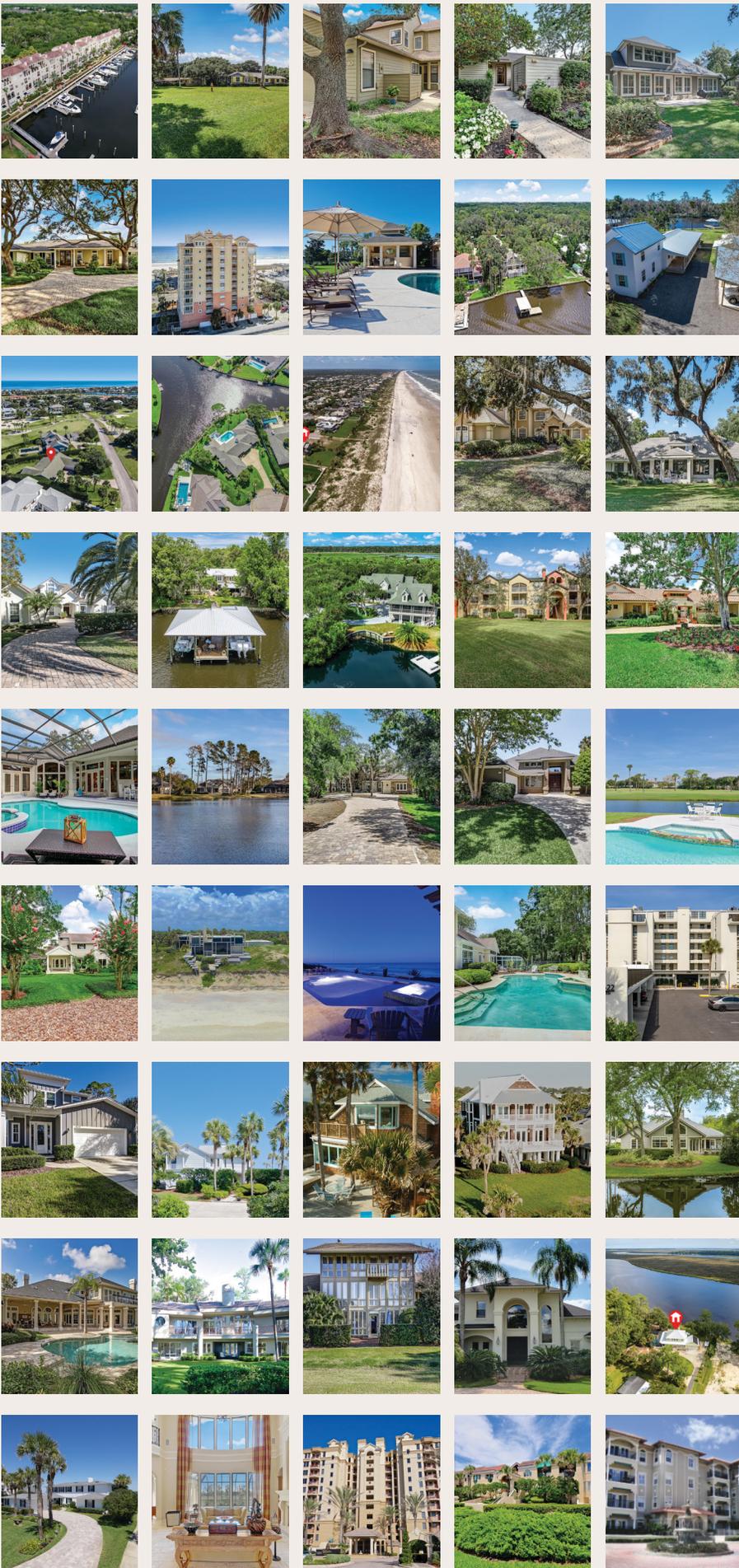
• **Old Ponte Vedra:** With its charming character and proximity to the beach, Old Ponte Vedra has seen robust

sales and listings. It retains the timeless appeal that attracts buyers seeking nearby beach access and an exclusive beach lifestyle. Currently, there are 10 active listings, eight homes either under contract or pending sale and an average sales price of \$2,730,000.

• **Vilano Beach:** For those seeking affordability without compromising on coastal living, Vilano Beach offers a range of options. This neighborhood typically provides more budget-friendly alternatives while still delivering the

charm of beachfront living. This is where the bulk of oceanfront listings is with 24 and an average sales price of just over \$2,900,000.

In conclusion, Ponte Vedra Beach's real estate market remains robust with substantial demand, rising prices and a dynamic landscape with beautiful beaches areas, excellent school system and desirable lifestyle. Whether you're buying or selling, understanding these metrics is essential for navigating this market with confidence.



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*Photos of some homes Clare Berry sold over the past 10 years.*

# A LETTER ON ITALY

By Janet Westling

Photos provided by Janet Westling

Dear Friends,

I just returned this summer from a trip to Italy with my two daughters, Allison and Katie, and my three granddaughters, Emma, Anna and Haley.

Emma just graduated from Ponte Vedra High School and this graduation trip wound up being a cousin's trip to celebrate Emma's graduation and Haley's 16th birthday and Anna, who was rising senior!

We planned this trip nine months in advance, and I highly recommend doing that. You will be able to make the reservations you want, and the cost will be better than waiting until the last moment.

We flew Delta One and the service with the flat beds is comfortable and really helped our transition to a different time zone.

I highly recommend Delta Airlines, who made our travel experience comfortable and hassle free.



Emma Ferebee, Anna Hughes and Haley Hughes at the Colosseum.

## ROME

Rome is the "Eternal City," and with every movie you have seen and every story you have ever read about visiting Rome, you will not be disappointed. I love Rome. There is something special about the people, the history and the beauty of this unique city that has withstood the test of time.

With just two nights and almost three days in Rome we arrived at our hotel very early to check in. The Eitch Borromini

was recommended by our Vatican tour guide Dr. Liz Lev, who is an author, art historian, lecturer and guide to the Vatican, its museums and history. My husband Dale and I retained Dr. Lev as our guide when we were in Rome in 2006.

She was recommended by our friend, Francis Rooney, who was appointed as the Ambassador to the Holy See in 2005.

I scheduled our tour for June, nine months in advance of our departure.

## DAY 1: THE COLOSSEUM AND PALATINE HILL

On our first day in Rome, we toured the Colosseum and Palatine Hill even though we knew we would be just a little tired! My daughter Katie and her daughters Anna and Haley were on this trip for just eight days, so we tried to make sure they saw some of the most important highlights in a very

CONTINUED ON PAGE 13 ■

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## ITALY

CONTINUED FROM PAGE 12

short time.

Our hotel was in a perfect location overlooking the Palazzo Navona. Eitch Borromini, the hotel is in a former palace and has a stunning rooftop bar that overlooks the most impressive array of historic monuments, churches and buildings. A reservation is a necessity and we had reservations for both nights we were in Rome.

### DAY 2: THE VATICAN AND SISTINE CHAPEL



Haley, Allison, Liz Lev, Janet, Katie, Anna and Emma at the Vatican tour.

We began our tour at 8 a.m. and by noon we had toured St. Peter's and the world's most famous ceiling at the Sistine Chapel. It was here in the chapel that Lev spent the greatest amount of time explaining the art and the artist and the significance of

the 10-year artistic journey undertaken by Michelangelo. This was the highlight of our visit to the Vatican, and I strongly recommend you arrange for a private guide.

### DAY 3: ON TO FLORENCE AND VILLA IL SASSO

The trains in Italy are a great way to travel and we chose to take the train from Rome to Florence, where we picked up our van for the next four days.

### FLORENCE – ACCADEMIA GALLERY TOUR

Our first stop was a 2 p.m. tour of the Accademia Museum to see The David, a masterpiece of Italian Renaissance sculpture by Michelangelo. It was created from 1501-1504 and it was the first colossal marble statue made in the early modern period.

We reserved our tickets ahead of time and were able to skip the very long lines of tourists waiting to get inside!

### GOLF CART TOUR

With just one day in Florence, we

decided to take a tour that gave us an overview of Florence and the golf cart tour by Eco Tours fit our needs. We had two carts with a driver as our guide that took us throughout Florence and made a few stops along the way.



The perfumery.

One stop was a famous perfumery in Florence called the Farmaceutica di Santa Maria Novella housed in a 14th century chapel with beautiful frescoes. The origin of the perfumery dates to 1221 when the Dominican friars established their order in Florence. The perfumery was first opened to the public in 1612.

It is known for producing the Water of the Queen for Catherine de Medici, who made this fragrance famous. Giovanni Paolo Feminis produced the Water of the Queen in his hometown of Cologne in 1725 and changed the name of the fragrance to "eau de cologne."

CONTINUED ON PAGE 16 ■

# CONGRATULATIONS, *Sand Castles* ON YOUR 10TH ANNIVERSARY!

DALE G. WESTLING, SR.  
ATTORNEY AT LAW

# Promotional products fuel business success

By Martha Gleason, *VIDAL Promos*  
Contributed photos

In the ever-evolving landscape of businesses, competition is fierce, and marketing strategies are more critical than ever. One often overlooked, yet highly effective tool in a business's marketing arsenal is promotional products. These tangible items bearing a company's logo or message hold significant importance, playing a pivotal role in enhancing brand recognition, customer loyalty and overall business success.

**Brand Visibility and Recognition:** Promotional products serve as a walking billboard for your business. Whether it's a custom-printed pen, a branded tote bag or a stylish keychain, these items carry your company's logo and message into the daily lives of your customers. When recipients use or wear these items, they inadvertently promote your brand to a broader audience, increasing your business's visibility.

**Cost-Effective Marketing:** For businesses with limited marketing budgets, promotional products offer a cost-effective way to reach a large audience. Compared to traditional advertising methods, such as television or print ads, promotional products are remarkably affordable. Moreover, they have a lasting impact, as recipients often keep and use these items for an extended period.



Whether you're young or just young at heart, it's unanimous:  
**Promo is everyone's favorite form of advertising!**



**Customer Loyalty and Engagement:** When you give your customers a thoughtful, branded gift, you are not just providing them with a physical item but also demonstrating your appreciation for their support. This gesture fosters a sense of loyalty and engagement that can be invaluable in retaining customers over the long term. Customers who receive promotional products are more likely to remember your brand and return for repeat business.

**Differentiation and Competitive Edge:** In crowded markets, standing out from the competition is essential. Promotional products can help your business achieve that differentiation. A unique and well-designed item can set you apart and make a lasting impression on potential customers. It's a way to showcase your creativity and innovation, giving you a competitive edge.

**Personalized Marketing:** Customization is a key advantage of promotional products. You can tailor these items to match your target audience's preferences, ensuring that your marketing efforts resonate with them. Personalized promotional products make recipients feel valued, which, in turn, boosts brand loyalty.

**Measurable ROI:** Unlike some marketing strategies where measuring ROI can be challenging, the impact of promotional products is relatively easy to track. You can monitor the

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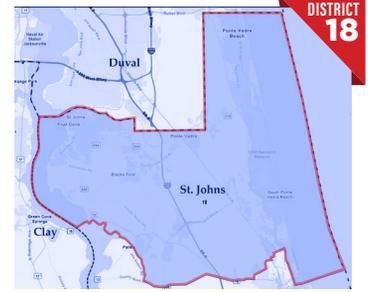
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CONTINUED ON PAGE 28 ■

# NICK PRIMROSE

★ FOR FLORIDA HOUSE ★



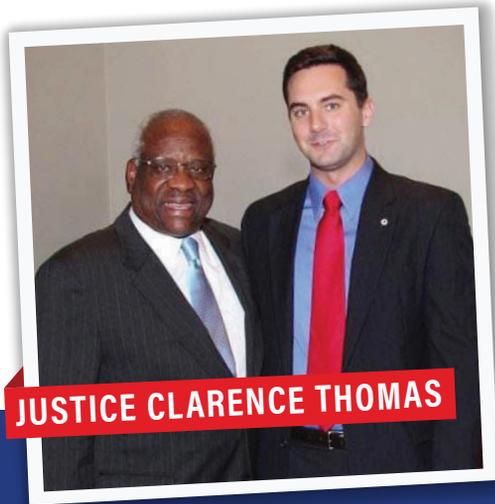
**Nick Primrose is a lifelong conservative who has committed his professional life to public service.** As a former Deputy General Counsel to Florida Governors Ron DeSantis and Rick Scott, Nick provided legal advice and counsel regarding economic prosperity, transportation, election security, and judicial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

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

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

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

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



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- ✓ Protecting Floridians' individual liberties
- ✓ Promoting Law & Order

Paid by Nick Primrose, Republican, for State Representative District 18.



## ITALY

CONTINUED FROM PAGE 13



*Villa il Sasso*

### VILLA IL SASSO

The Villa Il Sasso offers an irresistible combination for exploring Florence and parts of Tuscany. Built in the 13th century in the Tuscan countryside, 20 minutes outside Florence, Villa Il Sasso-Dimora d' Epoca, is an historic building with extensive gardens, outdoor pool, charming rooms and original frescos. The Villa offered the perfect, peaceful setting to return to in the country away from the noise of a crowded city.

### DAY 4: CINQUE TERRE

Cinque Terre (Five Lands) is one of the most spectacular places we visited. We reserved a private boat for half the day from Aquamarine Boat Tours and enjoyed a delicious local seafood lunch on the boat at sea. We departed from Monterosso and toured all the five villages seaside, stopped along the way to swim, snorkel and took amazing photos of the natural coastline and the beautiful Mediterranean Sea. A perfect diversion from the hectic city tours!

### DAY 5: TUSCANY, THE MALL, IL BORRO

Every night we returned home to Villa Il Sasso and ordered dinner from local restaurants and dined in the Villa's dining room.

The staff at Villa Il Sasso were so helpful and made our stay not only comfortable but they continually went out of their way to be of assistance. I highly recommend this Villa, especially if you are traveling with a large group. The Villa has seven beautifully designed bedrooms, and the breakfast dining room is simply stunning!

### THE MALL FIRENZE

Our first stop was to shop at "The Mall," an exclusive luxury outlet in the heart of Tuscany. Located just 28 minutes from our Villa, it was on the way to our tour of Il Borro and was worth the visit. The designer stores offer some great value from last season.

### IL BORRO

The Il Borro estate, situated in the heart of Tuscany was purchased by the

famed Ferragamo Family in 1993 and magnificently restored to its former glory and converted into a vacation destination that includes wine tours of Il Borros winery, cooking classes at the estates Tuscan restaurant Osteria, horseback riding and tours of Tuscany.

Our reserved wine cellar and art tour included a tour of the winery, a wine tasting of the award-winning Il Borro wines, some local olive oil bruschetta, cheese and meats.

### I SELVATICI

I Selvatici Winery located in the Chianti Hills was our next destination. Giuseppe Sala, fifth generation winemaker and owner at the family-owned winery, gave us a tour and a private wine tasting of their exceptional wines. Selvatici wines were featured at the Wine Club gathering at the Ponte Vedra Inn and Club in Ponte Vedra Beach last winter. Our host shared the wineries' history and made us feel right at home. Located off the Montevarchi exit, it is not far from the Prada Outlet our last stop that day!



*Anna, Haley and Emma at Il Borro Winery in Tuscany.*



*Emma, Anna, Haley, Katie, Janet and Giuseppe Salva at I Selvatici Winery.*

### PRADA

The Prada Outlet in Tuscany is called Space, and is a large industrial building that includes a café, handbags, clothing and shoes. It is worth stopping in if you are nearby. I saw no proof that "The Devil Wears Prada" was there that day, but I did see a lot of happy tourists making great purchases!

We returned home that night to our last night at our Villa and packed for our trip the next day to Venice.

I had been to Italy many times but never to Venice. Surprisingly, I was not in favor of going there. We would only have one night in Venice as Katie, Anna and Haley had to leave the next day for their last night in Rome before traveling home. I knew it would be a four-hour train ride from Florence, and that's why I thought it was not a great idea!

I was wrong and they were right. Even if you only have one night and two days in Venice. You must see Venice at least once

in your life!

### VENICE: A MUST SEE DESTINATION

I can't describe how beautiful Venice is in person. It is like a famous painting you can only appreciate seeing up close. That is how I felt when we got off our train, boarded our boat to the mainland and entered this exquisite city on Italy's North shore.

We headed to our hotel, The Radisson, a hotel brand we see everywhere in the U.S. It was beautiful. It had its own unique design that fit the Italian aesthetic to a tee, a modern tee!

Our rooms were tasteful, new and the hotel staff were welcoming and checked us in early.

We had arranged for a private boat tour and for the next hour and a half we toured the Grand Canal and open waterways in what can only be described as this beautiful masterpiece of architecture, design and Italian life sitting perilously on water that surrounds it at every turn.

There were gondolas traveling the water amongst the centuries-old buildings and cobblestone alleyways, and people crossing over the bridges, eating outdoors at the stylish cafes and restaurants, surrounded by gorgeous Renaissance palaces and Gothic churches simply taking in this amazing city and lifestyle.

If you do one more thing in your life put this on your bucket list ... you must see Venice!

Haley was turning 16 the next day so we celebrated her birthday that evening at a very nice restaurant we sort of stumbled upon and sat in their outdoor dining room in the back of the eatery.

It was a great way to end the first half of our trip and celebrate Haley as they headed back to Rome the next day.

Katie, Anna and Haley were up very early the next day for their train back to Rome. Allison, Emma and I rented a smaller car and headed to our next destination Cortona, Italy, the famed, "Under the Tuscan Sun" village as guest of a friend from Florida in their families' Italian villa!

Stay tuned for Part Two in the January issue of Sand Castles.



*Emma, Anna, Haley and Katie on the boat tour in Venice.*



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 Offered for \$515,000.



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# FOX NEWS CONTRIBUTOR RAYMOND ARROYO AUTOGRAPHS BOOKS



**Fox News analyst and co-host Raymond Arroyo, center, visited the home of Janet and Dale Westling recently for a book signing.**

**By Janet Westling**  
Contributed photos

On Oct. 8, my husband Dale and I hosted a brunch and book signing with Raymond Arroyo, Fox News analyst and co-host, and author of the bestselling book, “The Magnificent Mischief of Tad Lincoln.” Raymond Arroyo is a New York Times bestselling author, an internationally known, award-winning journalist, broadcaster and producer.

Arroyo gave a wonderful talk, with details on the inspiration and development of the characters in his second book in his “Turnabout Tales.” A genuine and natural speaker, he made quite a connection to his audience, signed everyone’s books and took many questions after his talk.



**“The Magnificent Mischief of Tad Lincoln” by Raymond Arroyo**

## Glen Kernan Golf & CC



**4538 Swilcan Bridge Ln**  
Extensive Million Dollar Remodel. Lake to Golf Views. 5 Bedrooms, 4 Full & 2 Half Baths, Study, Game Room & Evening Deck. Gourmet Kitchen, Sunroom, Cover Porch & Summer Kitchen. Stunning New Pool & Hot Tub. 6,582 SF  
**Offered at \$3,250,000**  
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## Glen Kernan Golf & CC



**4409 Catheys Club Ln.**  
Norwegian Brick, Stucco & Sturdy Metal Roof. 6,200 SF on .72 Acre Site on the 13th Fairway. 6 BR, 6.5 BA, Study, Loft & Media Room. Contemporary Kitchen with Professional Appliances. Covered Lanai with Summer Kitchen & Outdoor Fireplace.  
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MLS #1238983

## Marsh Landing



**129 Harbourmaster Ct**  
Live the dream! 60’ Boat Slip with this .41 Acre Harbour Island Lot. Premier Location in Marsh Landing featuring Multi-Million Dollar Estates surrounding the majestic Marina. Enjoy easy access to the Intracoastal Waterway for a fascinating day on the water.  
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## Jacksonville Beach



**1308 1st St**  
Fabulous investment property or Private Beach House with Ocean Views. 3 BR, 2.5 BA. WOW, 1 Car Garage---rare at the Beach. Fenced Rear Paver Patio. No HOA, No CDD. Property Has Awesome VRBO history. 2019 Concrete Block & Wood Construction.  
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**5300 Chandler Bend Rd.**  
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## Ponte Vedra Beach



**1512 Birkdale**  
This Marvelous Home was taken to the studs and most interior walls removed to completely renovate the space with a modern open layout. 4 BR, 2.5 BA. Chef’s kitchen with Shaker Cabinets, GE Professional Appliances & Wet Bar with Wine Fridge. Laundry/Mud Room. Room for Pool. 2,002 SF  
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[ sand castles' 10th anniversary ]



Author Raymond Arroyo, Fox News analyst and co-host, autographs copies of his new book, "The Magnificent Mischief of Tad Lincoln."



Fox News analyst and co-host Raymond Arroyo meets guests during a book signing at the home of Janet and Dale Westling.



Visitors met Fox News analyst and co-host Raymond Arroyo recently at a book signing hosted by Janet and Dale Westling.



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GUEST COLUMN

# Sawgrass Country Club couples learn to cook Italian style

By Sly McCall and Tom Harkleroad

Contributed photos

While traveling in Italy, five couples from Sawgrass Country Club scheduled a cooking vacation set in the heart of Tuscany. The villa was quiet and secluded and had a view that seemed to go on forever yet was relatively close to Arezzo and Cortona.

The school was run by Tuscookany, which is internationally known and has three venues. Our cooking location was Villa Torre Del Tartufo. The villa predates 1800 and takes its name from the truffle estate surrounding the villa.

The cooking class taught techniques and plating and focused on Italian-inspired recipes. They only used products produced in Tuscany and improvised if the recipe called for items only sourced from other places (Marsala wine from Sicily). The group, Sly and Mark McCall, Tom and Sam Harkleroad, John and Samantha Brantley, Bill and Nancy McPherson and Frankie and Jerry Felty, along with four other couples, worked with fresh produce, fish and poultry from local markets.

Each day started with breakfast prepared by the school. Pasteries, fruit, charcuteries, eggs and bacon (if requested). All meals were served alfresco. Lunches and dinners (four courses) were prepared by the group



Biscotti fresh from the oven.

and all meals were served by Chef Franco and his staff.

When cooking, which started at 3 p.m. and lasted till 7 p.m., the students were divided into four groups and given specific assignments. Appetizers, side dishes, entrees or desserts. Recipes were challenging, but Chef Franco was always available to help. He could also let you know when you were doing something wrong and help you correct it. You had to collect your herbs from the estate, clean and filet your own fish, prepare the beef or pork and roll out your own pasta and pizza dough.

Dinner was served at 8 p.m. along with special wines and after-dinner aperitifs.

There was also a leisure day and a day of touring.



Prep table.

On touring day, we visited a unique winery owned by a physician who shared his house (a 300-year-old villa), prepared lunch and served delicious wine. We also stopped in town for gelato and a tour of a 100-year-old linen producer that could create custom items, and, yes, the ladies found a few things to purchase.

We also visited a “commune” on top of a mountain that was somewhat unique. Eight families that raised cows, sheep and pigs and supported their community by making and selling outstanding cheese. They made several types of cheese on Mondays and Thursdays and sold it in Arezzo on Tuesdays and Fridays. They also owned a restaurant in Arezzo. Also, another great meal.

It was a great experience, and we would recommend it if you would like to attend a great cooking school and live in the hills of Tuscany for a three- or seven-day course.

Ciao!

10 YEARS OF SAND CASTLES

# Ponte Vedra: The Pebble Beach of the East Coast

Originally published October 30, 2014.

By Dan Jenkins

**P**onte Vedra Beach, which is close to Jacksonville, and not much further from the oldest town in America, St. Augustine, is a place that always has half as much heart in South Georgia, which might explain why you can occasionally hear a visiting CEO from Atlanta call it “Ponte Verde.”

Ponte Vedra is not a town, unless you want to count the swank Ponte Vedra Inn and Club, circa 1928 or the PGA Tour’s national headquarters or the Sawgrass Village shopping complex. Any address is what it is, and from any address in Ponte Vedra, you’re no more than a five- to eight-minute drive from a haunting assortment of courses that are so individually scenic that I can only compare the area to the Monterey Peninsula in a strange kind of way.

Don’t look at me like that. I do believe that Ponte Vedra is the Pebble Beach of the East Coast, just as I believe that Jacksonville is Fort Worth with an ocean, which I saw with the most flattering look I can get on my face. I’ve taken my sick slice and Texas hook all over the globe, thanks to journalism, and I’ve never found a city like Jacksonville, which somehow manages to take rural humor and honesty, stir in with an international sophistication and dump it on top of a wild, pristine beauty. Ponte Vedra is a part of this.

As for that Pebble Beach comparison, let me finish. We have seasons in Ponte Vedra. We get a buffet of weather. There are times when you can play golf by day and burn logs by night. I like that. You want year-round sunshine? Go to Bora Bora. We have our famous layout, just like Pebble. This would be the original TPA Sawgrass course, that masterwork of architect Pete Dye and PGA Tour Commissioner, Deane Beman. You

know—The Course, from TV Island green. Other postcard holes. Bulkheads, water marsh, “home of the Players Championship,” which, depending on your view, is pro golf’s fifth, sixth or seventh major.

And we have our elegant clubs, such as Ponte Vedra, Sawgrass and Marsh Landing. Hard by the ocean, Ponte Vedra Inn and Club has an old Herbert Strong that reeks of charm — not to mention a lagoon course that’s sporty and fun. Still near the ocean, Sawgrass has a more demanding test, a total of 27 holes where designer Ed Seay combined a links atmosphere with trees and ponds. Sawgrass was where the Players Championship was contested for five years — and what better can be said about it than the fact that it produced such winners as Jack Nicklaus, Lee Trevino, Raymond

CONTINUED ON PAGE 22 ■



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## PEBBLE BEACH

CONTINUED FROM PAGE 21

Floyd and Lanny Watkins.

As for Marsh Landing, which lies in the midst of an intoxicating development near the Intracoastal Waterway, the scenery abruptly changes. It's like playing golf through an incredible nature preserve. The nine holes at Marsh Landing that finish nearest the clubhouse are simply the prettiest and most intriguing nine in the area. Ed Seay, again.

Three people largely responsible for making Ponte Vedra Beach what it has become are my friends Paul and Jerome Fletcher, the creators and owners of Marsh Landing, who were shrewd enough once upon a time to donate a parcel of land to Deane Beman, my sometimes friend, who took that land and almost singlehandedly made the TPC Sawgrass course. The Players Championship and the PGA Tour headquarters work, turning old Ponte Vedra Beach into one of the most important and desirable resorts in the golf world.

*Jenkins originally produced this piece for Golf Digest. He has published several books and his stories frequently appear in Sports Illustrated and other national publications.*

## 10 YEARS OF SAND CASTLES



### FROM JANUARY 26, 2017

On Jan. 20, 2017, Sand Castles followed local residents to Washington, D.C., for the inauguration of the 45th president of the United States, Donald Trump. "We are very grateful," said Ponte Vedra resident Kay Carn, "to have the opportunity to experience and witness this triumphant moment in history."



### FROM MAY 26, 2022

On March 1, 2022, Janet Westling and husband Dale hosted a reception and talk with pro football star and U.S. Senatorial candidate Herschel Walker. Walker spoke about his campaign, saying, "I have lived the American dream; it is time for me to help someone else."

### FROM OCTOBER 27, 2022

On Oct. 2, 2022, Janet Westling and husband Dale hosted a brunch, book event and interview with Ainsley Earhardt, "Fox & Friends" co-host and

CONTINUED ON PAGE 45 ■

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GUEST COLUMN

# You can help make a difference in our schools



By Kelly Barrera,  
St. Johns County School Board  
Representative, District 4

Education is an ever-changing industry. Schools are always assisting students in engaging in and owning their learning and pursuits while also increasing professional development opportunities for our employees. Adhering to federal, state and local laws and

policies is paramount as is regularly incorporating industry best practices to further a positive school culture. All of this is done to support students and families in their success within our district.

While we all know that our children are our future, the quality of our schools reverberates into the quality of our community! Continuing and improving upon our public schools is important for each member of our community. We all have an opportunity to be involved in educating and supporting our schools. And there are so many ways to do that.

• **Be a school volunteer:** Schools always need volunteers! Consider administrative help, testing proctors, event assistance, lunchroom activities — the list is long and varied. Call the schools in your area to volunteer or volunteer in an area within the district that has less support.

• **Be a classroom volunteer:** For academic practice, assistance with resource time (art, music, library, STEM activities, etc.), teacher support.

• **Be a student volunteer:** Be a mentor for as little as an hour a week or provide one-on-one academic support.

• **Serve as a judge:** For different contests and competitions, on a committee, on an advisory board, focus group or district business partner.

• **Support our educators:** Sponsor a new or seasoned educator or staff member on a yearly basis, host a lunch or breakfast for the faculty and staff, use your social media to spread the good work they do, send a thank-you note, email or just tell them what a positive difference they make.

• **Support weekend food bags and snack programs:** Partner with a school that has this need where purchasing, packing and delivery to the school can be included. Financial support can also be provided. This can be implemented any time during the school year.

As we continue to grow, with 51,000 students in our schools, our efforts are focused on attracting and retaining the very best employees to serve our students. Volunteers augment the work our personnel do in the classroom and the school and are so very important. Please consider joining us! Our children are our future, our public schools are the bedrock of our community and the quality of our schools has a direct impact on the vitality of our community.

To become a volunteer, complete the school access form online at <https://www.stjohns.k12.fl.us/volunteer>.

For businesses or organizations interested in partnering with a school, contact Kelly Thigpen, coordinator for character education and community partnerships at [Kelly.thigpen@stjohns.k12.fl.us](mailto:Kelly.thigpen@stjohns.k12.fl.us).



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Sawgrass Players Club

GUEST COLUMN

# Show to celebrate 'Art of Gathering'



By **Kendra McCrary, President, The Women's Board**  
*Contributed photos*

October along the First Coast marks a beautiful opening to a spectacular season. As the weather cools, activities abound throughout the community.

The Women's Board invites you to join us at our signature events benefiting Wolfson Children's Hospital.

For home, garden and party inspiration, plan to attend the First Coast Design Show, Dec. 1-3 at the Prime Osborn III Convention Center, where we will celebrate "The Art of Gathering" and the joy that comes from bringing the ones we love together time and time again.

Gather to dine and dance the night away at the Black-Tie Gala on Friday night.

Gather and shop curated exhibitor

booths featuring antiques, art and garden décor from across the country.

Gather a group of friends, family or coworkers to take in lectures from four leaders in the field of interior design, including Angie Hranowsky, Danielle Rollins, Aldous Bertram and Melanie Turner, with book signings from the authors.

Gather for laughter and creativity at immersive experiences including floral arranging, mahjong and a cocktail demonstration.

Gather as we celebrate current and former patients of Wolfson Children's Hospital as they take center stage at the heartwarming Children's Fashion Show.

Co-chairs Emily Magevney and Gracie Register along with honorary chairs Sharon Lucie, Paula Skitsko and Elli Zimmerman invite you to gather.

Every activity is intended to bring us closer together as a community that cares deeply for our children, while surrounding us with beautiful

inspiration.

Funds raised will go towards the Kids Kare Mobile ICU transport program and include replacing two of the current ambulances with state-of-the-art specially designed vehicles. The trauma team transports more than 3,000 patients each year, and as our region continues to grow this need grows as well.

Tickets are available now at [FirstCoastDesignShow.com](http://FirstCoastDesignShow.com).

The Florida Forum is a speaker's series that will feature Mike Krzyzewski — known as Coach K — the winningest basketball coach of all time, on Nov. 8; Steve Wozniak, cofounder of Apple Inc., on Jan. 17; and Ret. Adm. James Stavridis, former NATO commander, on Feb. 26. The conversations will be engaging and informative; so join us.

Tickets are on sale now at [TheFloridaForum.com](http://TheFloridaForum.com) or through Ticketmaster.



The Kids Kare Mobile ICU is a critical part of emergency care for area children.

10 YEARS OF SAND CASTLES

# 'FOX & Friends' broadcasts from local diner



"FOX & Friends" co-host Brian Kilmeade joins a group of fans during his "Breakfast with Friends" broadcast from the Metro Diner on Feb. 28. Janet Westling is seen in the center, front row.

Originally published July 27, 2023.

Photos courtesy of Janet Westling

On Feb. 28, "FOX & Friends" co-host Brian Kilmeade broadcast the "Breakfast with Friends" segment live from the Metro Diner in Ponte Vedra Beach. Fans who gathered in predawn hours filled the diner to capacity as the diner opened for business at 6 a.m. to a national audience.

Wounded Warriors CEO Lt. Colonel Michael Linnington stopped by to say hello to Kilmeade on his way to work.

WOKV conservative talk radio host Mark Kaye, Jacksonville Sheriff T.K. Waters and Lynyrd Skynyrd lead vocalist Johnny Van Zant made guest appearances during the three-hour-long show.

The enthusiastic crowd answered questions from Kilmeade and cheered on the special guests who appeared.



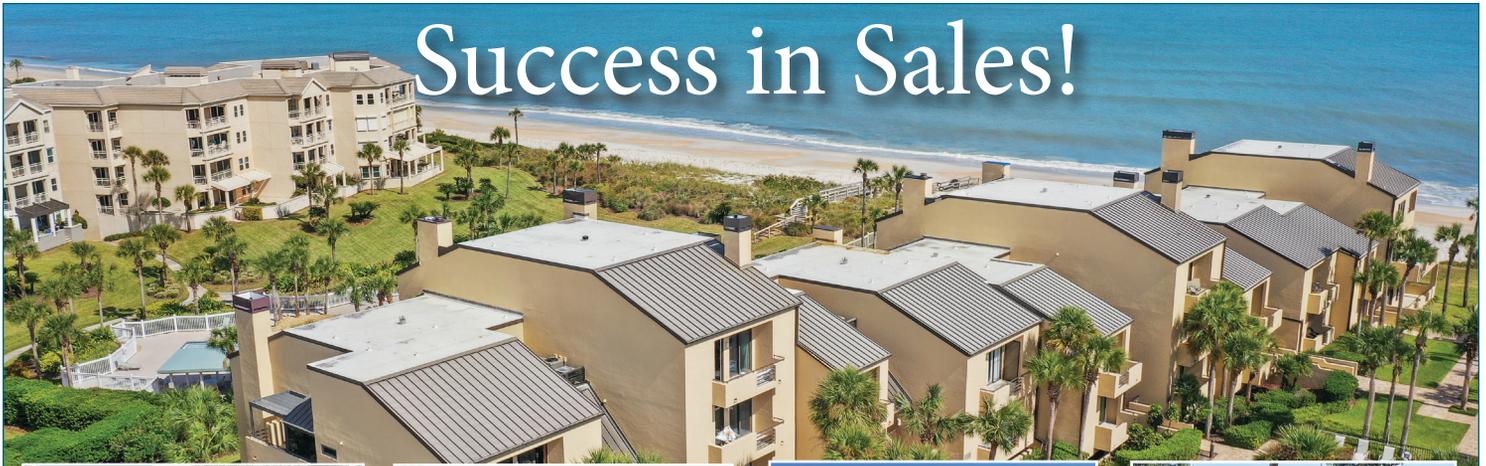
Jacksonville Sheriff T.K. Waters was interviewed on the show.



Lynyrd Skynyrd lead vocalist Johnny Van Zant stopped by to speak with Brian Kilmeade and meet fans.



Sand Castles made its national debut at the gathering when Brian Kilmeade held it up for the audience to see.



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## PROMOTIONAL

CONTINUED FROM PAGE 14

response and engagement generated by your promotional products campaign, helping you refine your marketing strategies and maximize your investment.

**Event and Trade Show Success:** For businesses, participating in trade shows and events is an excellent way to network and attract potential customers. Promotional products serve as fantastic giveaways at these gatherings, drawing attendees to your booth and leaving a lasting impression. These events are often the perfect platform for distributing promotional products and generating leads.

**Long-lasting Advertisement:** Promotional products have a longer lifespan than many other marketing materials. A brochure or flyer might be discarded after a single glance, but a well-made promotional product can be used for months or even years. This prolonged exposure to your brand message ensures that your business remains in the minds of customers over an extended period.

In conclusion, promotional products are a valuable asset to businesses, offering a range of benefits that can significantly impact success. They are a cost-effective means of enhancing brand visibility, fostering customer loyalty and differentiating your business from competitors. By investing in promotional products and integrating them into your marketing plan, you can create a lasting impression on your target audience and drive your business towards greater success in a competitive marketplace.

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# Welcome home to 421 Ponte Vedra Blvd.

**By Jan Fisher**  
*Contributed photos*

**T**his nostalgic home conjures images of long walks on the beach, happy memories, and an enviable lifestyle that's all yours for the taking.

421 Ponte Vedra Blvd. is an oceanfront classic, from the entrance to the spacious dining room with a wall of glass doors opening the way to fabulous views of the ocean.

There are lots of gathering places from the formal living room to an oceanfront balcony.

The kitchen was built for crowds large and small with a center cooking island and a convenient pass through to the dining room.

As you walk through the house, linger a while in the family room with a tongue and groove cathedral ceiling and convenient wet bar.

Up the stairs to the second floor and even more ocean views.

This home is comfortable with six bedrooms, five and a half baths including a private guest efficiency.

Out back is more space to entertain with a large patio the entire width of

the property. A private beach walkover provides exclusive access to the sand and surf.

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10 YEARS OF SAND CASTLES

# Dr. Harold Baumgarten, Jacksonville Beach resident, D-Day survivor

Originally published  
October 31, 2013.

By Janet Westling  
Photos provided by  
Janet Westling

Sixty-nine years ago, on June 6, 1944, Harold Baumgarten, a 19-year-old army private from the Bronx landed on a Normandy beach in France. The much-awaited invasion began at dawn on a cold, stormy morning with high seas, turbulent waters and 15-foot waves.

The landing did not go as planned. Under heavy German fire from bunkers on the top of the cliffs, Baumgarten and one other soldier from his landing crew of 30 made it to shore.

He sustained five wounds in 32 hours. Three were life threatening. He was one of the lucky ones. Over 10,000 allies were injured or killed that day, and 2,499 Americans died. This D-Day survivor lived to tell his story.

For 44 years, Hal Baumgarten never spoke about D-Day. He returned from the war, continued his



Dr. Harold Baumgarten, a Jacksonville Beach resident and D-Day survivor who passed away in 2016, stands with his autobiography. He said he recalls telling his wife, Rita, during a visit to the American Cemetery that God saved him so that he could “be the spokesman for these people.”

education, married his wife, Rita, raised three children, endured 24 corrective surgeries and became a physician healing others.

But in 1988, on his first trip back to Normandy, that changed. Looking out on the beach, he could see his buddies who died.

“On a visit to the American cemetery in section D was the grave of my lieutenant and all my guys who landed with me,” recalled Baumgarten. “I

looked up at Rita as I knelt over the graves with tears in my eyes and said that I now know one of the reasons God saved me: He wants me to be the spokesman for these people. They can’t speak anymore; no one will ever know their names or who they were. So, I started speaking.”

### D-Day remembered, soldiers not forgotten

From the French to the British, to CNN, the History Channel, Tom Brokaw, Tom Hanks, Steven Spielberg and the World War II Museum, Baumgarten has spoken to and been interviewed by them all — and more. He has shared not only the horrors of war with great detail but vividly recalls the names of his buddies who died on an Atlantic beach in Normandy, France, across the ocean from where he lives today.

Baumgarten and his wife Rita live in a beautiful condo

overlooking the Atlantic Ocean in Jacksonville Beach. They have lived here for over 22 years. Baumgarten practiced medicine in private practice in Jacksonville for over 30 years. He spent the last six years before his retirement as a physician with the Veterans Administration Clinic.

Baumgarten has written two books with the prodding of his friend, the author and historian Stephen Ambrose, whom he met in Louisiana at the University of New Orleans.

“You can’t just speak about it,” Ambrose told him. “You have to write about it.”

In 1994, “Eyewitness on Omaha Beach” was published. The revised edition was published in 1999. His second book, “D-Day Survivor” was published in 2006. Today, his books are used in the History department at West Point and VMI.

On June 6, 2000, Baumgarten was the veteran speaker at the opening of the World War II Museum in New Orleans. The actor Tom Hanks, who played Captain Miller in Steven Spielberg’s “Saving Private Ryan,” followed Baumgarten on stage.

“He is the real thing; I am just an actor,” said Hanks. “His story is amazing.”

After the speech, director Spielberg approached Baumgarten to tell him that the opening scene of “Saving Private Ryan” was inspired

CONTINUED ON PAGE 34 ■

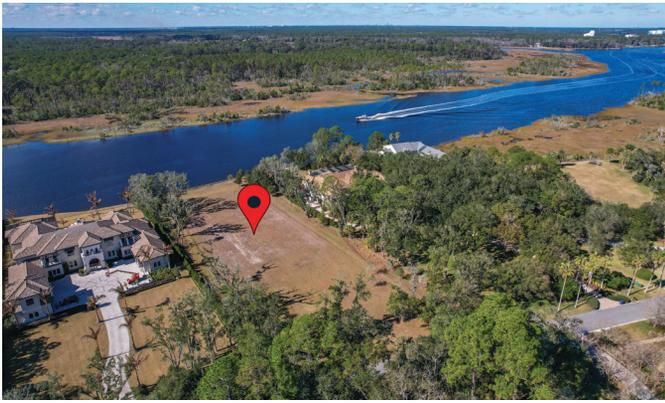
## Congratulations, Trudy!

The Ponte Vedra Beach community congratulates and supports local resident Trudy Toche for being awarded #1 Sales Consultant Nationwide for Mary Kay Cosmetics this year.

2023 marks the company’s 60th year in business. Please contact Trudy directly for more information on Mary Kay.

[www.marykay.com/shoptrudy](http://www.marykay.com/shoptrudy)





## A place to build that dream estate in Ponte Vedra Beach

**By Cici Anderson**  
*Contributed photos*

Almost two acres on the Intracoastal Waterway awaits for you to design and build your dream home in the exclusive Harbour Island Estates in Marsh Landing. Sweeping views with 180 feet of frontage on the Intracoastal to take in all the beauty of your waterfront oasis. Watch the dolphins swimming by while the birds fly overhead and the boats

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

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

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

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

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# A modern coastal masterpiece

By **Michelle Mousin Anderson**  
*Contributed photo*

Every now and then, a new community comes along that transcends the ordinary — one that distinguishes itself by virtue of a new location, innovative architectural design and an amazing lifestyle. This is one of those rare times and special places. Welcome to Calissa Cay, a modern coastal masterpiece located in the Nation's Oldest City.

Calissa Cay is a visionary new waterfront community offering a coastal lifestyle like no other. Located inside the St. Augustine Shipyards, an iconic new development on the banks of the San Sebastian River, Calissa Cay will offer luxury living in a vibrant, diverse neighborhood setting.

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excitement, comfort and convenience with a waterfront promenade, resort-style pool with summer kitchen and fire pit, outdoor dining, retail and even a waterfront hotel within the St. Augustine Shipyard's town center. Fifty-one exclusive residences will feature contemporary coastal architecture and spectacular waterfront vistas. The Shipyards is anchored by a full-service marina five minutes from the Intracoastal Waterway and Atlantic Ocean. All owners will enjoy priority to deep-water wet or dry boat slips at the Shipyard's full-service marina.

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**- CONGRESSMAN  
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# 2 condos available near ocean

By Lisa Barton  
Contributed photo

Ocean Grande condominium community in South Ponte Vedra Beach is across the street from the ocean and the Serenata Beach Club.

This gated community has tennis courts, a cabana for private events and sidewalks throughout the property. Monthly condo fees cover exterior building insurance, gas, water, internet, satellite TV, landscaping, trash service and pest control. Electric and cell phone bills are your only responsibility.

Each unit offers views from large balconies or patios. The screened outdoor living spaces are generous, including outdoor summer kitchens with gas grills. Each

unit has a garage and there's additional parking.

The Lisa Barton Team Keller Williams Realty Atlantic Partners has two three-bedroom, three-bathroom units for sale.

**415 N. Ocean Grande Drive, No. 305** is a third-floor condo that offers a blend of natural beauty, luxury and privacy. Upon entry, you will be greeted by views of the marsh and Intracoastal Waterway with large windows and an abundance of natural light. Attention to detail differentiates this 2,035-square-foot unit.

The owner's suite offers spectacular views with private access to the patio. The condo includes a garage with extra space for storage and additional parking. Price:



\$809,900.

**310 S. Ocean Grande, No. 101** is a ground floor, 2,239-square-foot corner unit. The open floor plan provides a seamless flow through the sunlit interiors where a gourmet kitchen with a casual dining area opens to the family room. This is one

of the few condos to feature a custom wine bar off the dining room.

This unit offers a summer kitchen with outdoor prep space and a grill on the screened, wraparound porch. This unit has an oversized garage.

Price: \$848,000.



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Left to right: Suzanne Layser, Lisa Barton, Sean Muserallo, and Marsha Keller

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## SURVIVOR

CONTINUED FROM PAGE 30

by Baumgarten's oral history of events. Today they are friends and Baumgarten was a surprise guest onstage at the Kennedy Center honoring Spielberg.

In August, I sat down with Baumgarten for over four hours in his home. It was a beautiful summer day, the sky was clear and the ocean seas were calm. I listened as Baumgarten shared his recollections of D-Day. He started from the beginning with his induction in the military and assignment to the 116th Infantry of the 29th division.

### The strong, the brave, the best ... our greatest generation

Assigned to the Stonewall Brigade, located in the crown heights of Plymouth, England, Baumgarten of company A/116th Infantry began to train for the "First Wave" on D-Day.

"We didn't know it at the time," recalled Baumgarten. Gen. Charles Gerhardt of the 29th was the former quarterback of the West Point football team. (In 1916, Gerhardt was the quarterback for West Point in the 30-10 upset win over Notre Dame, their only loss that year. The Fighting Irish were led by famed freshman George Gipp.)

"He knew Eisenhower and Bradley because they were athletes at the Point," he said. Baumgarten's outfit included players from the championship baseball team, championship

football team and championship boxing team of the European theater of operation. Part of their training was 20-mile marches across England setting records.

"So, our general said to Eisenhower, 'We are the best here, so you have to let us be the first to land on D-Day,'" Baumgarten said. "So, they put us under the command of the First Infantry."

For three months along the coast of England and Wales, they climbed cliffs, conducted practice landings and made preparations for the largest amphibious invasion in world history. They were told to burn their original gear and given new gear. It was then they knew they were going to be the first to land. Their first wave gear included morphine, bandages, a gas mask, seasick pills and a combat jacket with grenades.

### The calm before the storm: A parade and prayers

In April 1944 a parade took place at their camp in Blandford, England. The first battalion of the 116th Infantry 29th Division marched in the parade while the 29th division band played. Gen. Eisenhower was in attendance. Two-thirds of the men who marched that day never returned home.

A few days before deployment, Baumgarten and a few other Jewish soldiers were told they could attend Jewish

CONTINUED ON PAGE 35 ■



CONGRATULATIONS,  
SAND CASTLES, ON YOUR  
10TH ANNIVERSARY!

- Kelly Barrera  
St. Johns County School Board

# SURVIVOR

CONTINUED FROM PAGE 34

services and Sabbath dinner before they shipped out.

The services were held in the small English village of Dorchester in their local Baptist church. The villagers placed the Jewish Star over the Cross and for a short time, the church became their synagogue. The church members donated their food rations to provide a Sabbath dinner to the young Jewish men who were preparing to ship out. Baumgarten attended the service and prayed. On D-Day, he wore a jacket that bore the Star of David and the words "From the Bronx." He wanted to let that Germans know who they were fighting.

The First Wave, also known today as the suicide wave, was the first to land on June 6, 1944. They went to shore at the western part of Omaha Beach at Dog Green sector,



which was the most heavily defended. Their mission, explained Baumgarten, was to take the beach, capture the towns of Isigny-sur-Mer, St. Lo, Pointe du Hoc and eventually Germany.

### The War Room

Inside Baumgarten's home is a room he calls the "War Room." The walls are lined with photos that have a

special place in his heart. They include, among many, the photo of French President Jacques Chirac, who awarded the French Legion of Honor to Baumgarten in 2005; as well as Tom Brokaw, who interviewed Baumgarten on NBC Nightly News; and Bob Dole at his 80th birthday celebration and opening of the Bob Dole Institute of Politics in Lawrence, Kansas. Prominently

displayed is the print of his outfit the Stonewall Jackson Brigade. In 2007, he received a proclamation from the Florida Senate. After, he spoke at Florida State University, where Tom Brokaw set up an endowment in his name in their War Museum for \$400,000.

Today, Baumgarten, 88, conducts interviews with print and television journalists, and gives speeches at colleges, libraries and museums. When speaking, he refers to himself as a survivor with a mission to make sure these men are never forgotten. He recently was interviewed for Vanity Fair TV and the History Channel in 2014. Baumgarten and his family plan to attend the 70th Anniversary of D-Day on June 6, 2014, in Normandy.

Over 16 million men and women wore our uniform in World War II. This is the story of one, but all were and will forever remain heroes.

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# Secluded paradise: A private island in North Florida

By Jack and Michelle Floyd  
*Contributed photo*

In the midst of North Florida's picturesque landscape lies a hidden gem — an exceptional four-plus-acre private island that offers unparalleled opportunities for a life of luxury and tranquility. This enchanting island boasts 6- to 8-foot-high elevations, granting breathtaking views of the landscape and providing an ideal canvas for your dreams.

Situated along the Intracoastal Waterway, this island offers direct access to the sparkling waters, promising unforgettable moments as you witness stunning sunrises and sunsets. The island's strategic location offers a perfect blend of privacy and convenience, being only a few



Jack Floyd



Michelle Floyd



This property is a private island.

minutes away from the bustling metropolis of Jacksonville, Jacksonville Beach and Ponte Vedra Beach.

Whether you envision a weekend getaway retreat, a dream estate or a commercial property like a waterfront restaurant, this island caters to your ambitions. Imagine creating a secluded haven for rejuvenation and relaxation or crafting a dream home where tranquility meets luxury.

Access to this one-of-a-kind island is

facilitated by boat, ensuring a seamless journey to your personal paradise. With endless possibilities and the promise of a unique experience, this private island presents an opportunity to transform your dreams into reality in the heart of North Florida.

Embrace the unmatched beauty and potential this four-plus-acre private island holds, and make your vision of island living a vibrant reality in this pristine corner of the Sunshine State.

## Berkshire Hathaway HomeServices Florida Network Realty marks 35 years

*Photos by Julie Ryan Photography*

Trust, integrity, stability, deep market knowledge and the highest work standards are at the heart of Berkshire Hathaway HomeServices Florida Network Realty, the most dynamic and respected real estate company in Northeast Florida.

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Since its inception with four associates and one office in 1988, the company has expanded to include a team of more than 500 real estate professionals in nine offices throughout Northeast Florida. From the beginning, Founder and Chairperson Linda Sherrer has guided the company with a vision that distinguishes the company from others by raising the level of professionalism. Today, under the leadership of President Ann King,



Berkshire Hathaway HomeServices Florida Network Realty President  
Ann King

the company's Realtors and employees exemplify professionalism, which leads every transaction and is the foundation for every relationship.

In 2022, Berkshire Hathaway HomeServices Florida Network Realty achieved more than \$1.6 billion in closed sales. The company ranks among the Top 25 affiliates within the Berkshire Hathaway HomeServices global network encompassing 1,600 offices in four



Berkshire Hathaway HomeServices Florida Network Realty Founder and Chairperson  
Linda Sherrer

continents.

While profitability and market share are important, the company operates with a greater purpose — supporting more than 50 local community charitable organizations, including Dreams Come True. For more information, go to [FloridaNetworkRealty.com](http://FloridaNetworkRealty.com), [FINetworkRealty.com](http://FINetworkRealty.com) or call 904-296-6400.

# Embrace multigenerational living at Atlantic Beach address

By Jennifer Sexton  
Contributed photos

Transport yourself to a bygone era of timeless design as you discover the beauty of this Atlantic Beach home. This remarkable beachfront property, boasting mid-century modern architecture, offers more than just stunning ocean views and a sprawling one-acre parcel. With its unique zoning for residential multifamily use, this home presents an ideal setting for multigenerational living.

This architectural masterpiece delights the senses with its clean lines, expansive windows and seamless blending of indoor and outdoor spaces. While the home may require some updates, it provides a canvas for preserving its original character while infusing modern



touches. The result? A harmonious fusion of past and present, creating a captivating environment for multigenerational living.

Beyond the allure of its architecture, 2359 Seminole Road boasts an impressive parcel size of just under one acre, inviting endless possibilities for

customization. This vast coastal land offers the opportunity to expand the existing footprint, add outdoor amenities or even create separate living quarters for each generation. This unique feature allows grandparents, parents and children to coexist comfortably, fostering a sense of togetherness while still maintaining individual spaces.

2359 Seminole Road is more than just a home; it's an invitation to experience the timeless beauty of mid-century modern design while embracing multigenerational living on the ocean.

**Offered at \$8,800,000 and represented by Jennifer Sexton and Wes Mock of Compass FL LLC.**



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# An equine estate for rider and horse

By **Katie Hughes Johnson**  
*Contributed photos*

This impressive equestrian estate is in the desirable Whitelock Farms, a unique equine community in St. Johns County.

The home, newly built barn and detached garage are situated on 5.4 fenced acres with two gated entries. It's more than 5,100 square feet and has four bedrooms, 3.5 baths, game room, bonus space over the garage and a seven-car garage.

The main house features a downstairs master bedroom, while three bedrooms, two bathrooms and a large loft/second family room are upstairs. Then, above



the detached four-car garage is an additional 700-plus square feet perfect for another office or guests.

The home features elegant finishes and details, including a large front porch with swing, tongue-and-groove wood ceilings, built-ins, impressive moldings and double-sided fireplace with stone accents.

Stunning chef's kitchen with stainless appliances, including Sub Zero and GE Café. Vaulted and tray ceilings add distinctive custom details.

There's a separate entrance and driveway to the newly built custom-designed barn with three stalls, tack room, feed room, bathroom and wash



station. The luxury "dream" barn accounts for the needs of rider and horse.

The property has been designed with multiple paddocks allowing horses to graze independently or together. The three Armour stalls open to the various paddock configurations, and stall partitions are removable, offering flexibility in the barn's layout. The riding arena is centered behind the home, providing great views from the lanai and saltwater pool.

Whitelock Farms boasts multiple riding arenas and trails.

**418 Triple Crown Lane St. Johns.  
Listed for \$2,695,000 by Katie Hughes  
Johnson and Kelley Cressman.**

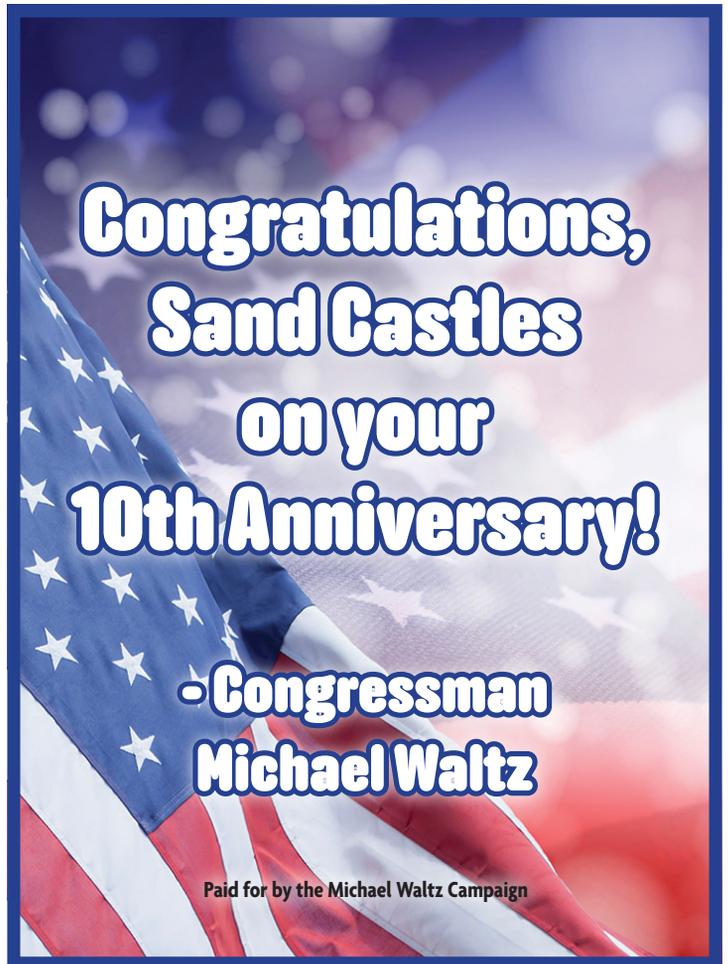


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**- Congressman  
Michael Waltz**

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# Home's natural surroundings a big plus

By Marsha Keller  
Contributed photo

The home at 1202 Ponte Vedra Blvd. in Ponte Vedra Beach offers three bedrooms, two full bathrooms, a half bath and 2,300 square feet of living space.

The location is unbeatable. Just a short walk from Mickler's Landing and with the Guana Preserve in your backyard, this property is a nature lover's dream.

The screened swimming pool and large lanai offer breathtaking views of the Guana River and marsh while providing the perfect escape from the stresses of daily life.

The interior spaces have been renovated with freshly painted walls, updated lighting and new flooring — creating a modern and sophisticated feel. The custom kitchen, with its charming brick accents, is ideal for cooking meals for friends. The spacious downstairs is perfect for entertaining, with a large family room, spacious formal dining room, cozy casual dining area and



screened lanai.

Upstairs, the three bedrooms offer a peaceful family retreat. The spacious owner's suite features vaulted ceilings, big windows, an updated bathroom and balcony that overlooks the pool and preserve.

But what really sets this property apart is its location. With the Guana Preserve right in your backyard, you'll have endless options for outdoor activities. This private half-acre lot is the perfect place to relax and unwind, surrounded by the beauty of Florida's coastal ecosystem.

The Guana Preserve in Ponte Vedra Beach is a stunning natural sanctuary that offers visitors a chance to experience the wonders of Florida. Guana Preserve spans more than 73,000 acres, and this beautiful preserve boasts diverse habitats, including marshes, forests and beaches. With so many options for outdoor activities nearby, you'll never run out of things to do.

Whether you're looking for a vacation home, investment property or a permanent residence, this property is the perfect fit.



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## Sawgrass Country Club home rebuilt from ground up

By **Suzanne Trammell**  
*Contributed photo*

**C**oming soon: 9552 Preston Trail, Ponte Vedra Beach. Prepare to be impressed by this fully renovated four-bedroom, 3.5-bathroom (3,887 square feet) Sawgrass Country

Club home with picturesque golf course views. No detail was spared in the renovation process, as the property was essentially rebuilt from the ground up.

The interior boasts premium, cutting-edge finishes and a seamless open floor plan, perfect for hosting gatherings. It's a rare opportunity to live in the gates of

Sawgrass Country Club without having to do a thing!

This home is a masterpiece that's sure to be in high demand, so don't miss out. Offered at \$2,450,000.

Contact Suzanne Trammell at 904-566-5164 or go to [suzannetrammell.com](http://suzannetrammell.com).

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# Home's design blends modern amenities, classic French details

By **Debi Kopp**  
*Contributed photo*

Nestled in the serene neighborhood of Pablo Creek Reserve in Jacksonville lies a stunning French Country home exuding elegance and charm. This beautiful residence embodies the timeless beauty and romantic atmosphere often associated with homes in the French countryside.

With a living area of 6,524 square feet, this home offers ample space for comfortable living. Its exterior showcases a harmonious blend of stucco and stone, complemented by the tones of the roof tiles. The inviting entry, adorned with beautiful greenery, wood doors and



charming gas lanterns, beckons residents and guests alike to indulge in moments of relaxation and tranquility.

Inside, the interior design by Andrew Howard seamlessly merges modern amenities with classic French elements. The open floor plan creates a seamless flow, connecting the gourmet kitchen, dining area and cozy living room. Large windows allow natural light to flood the space, further accentuating the beauty of the hardwood floors and exposed wooden

ceiling beams.

The master suite, a sanctuary of luxury, boasts a spacious bedroom adorned with plush furnishings and a private view overlooking the sprawling backyard. The ensuite bathroom features a soaking tub, his-and-her vanities, and a tiled walk-in shower. Three additional bedrooms provide ample accommodation for family members or guests.

Stepping outside, the backyard is a true oasis. A covered patio with an outdoor kitchen offers the perfect space for al fresco dining and entertaining. Beyond, meticulously manicured gardens, a paver pathway and a sparkling swimming pool envelop the property, inviting you to savor the Florida sunshine.

Living in this exquisite French Country home in Pablo Creek Reserve is an invitation to immerse oneself in the beauty of both architecture and nature. This residence exemplifies the perfect balance between timeless charm and contemporary convenience, making it a true treasure in Jacksonville.

Listed by **Nicholas Eklund of Engel & Völkers.**  
Sold by **Debi & Keely Kopp of RE/MAX Unlimited.**

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# Beachside home a work of art

By Carolyn Oyler  
Contributed photo

Welcome to the “Modern Wave” where Manhattan meets South Beach located in South Ponte Vedra Beach.

This one-of-a-kind, multi-level oceanfront home on an 80-foot lot situated at a high elevation is a contemporary work of art. It was custom built in 2014 to integrate breathtaking ocean views and architecturally designed to allow natural light, air quality, energy efficiency, security and surveillance, home automation and more.

This home offers a unique experience in oceanfront living that will appeal to even the most fastidious from sunrise to sunset. Notable features include



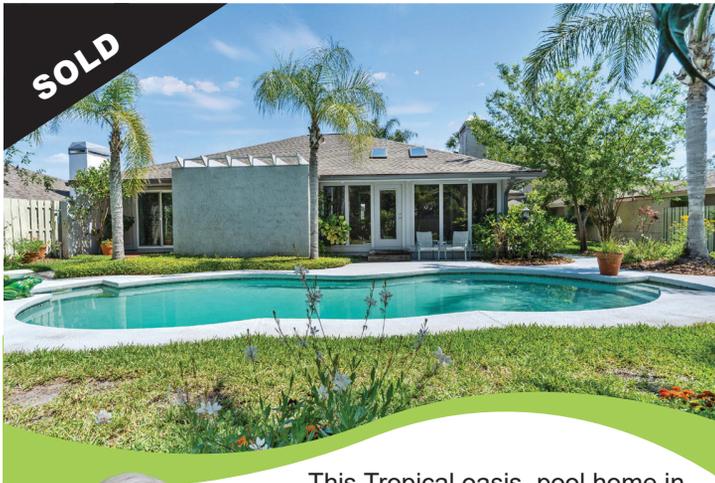
The home at 4430 Coastal Highway.

an auger cast piling system; newly coated roof with mule silicone; recently weatherized with Rhino Shield; new paver driveway, patio and landscaping; 2023 seawall; whole home fire sprinkler system, three-story elevator (handicap compliant); two full kitchens with high-end cabinetry and appliances; and impact windows and doors with ocean views from every room.

This impressive home sits amidst

the shoreline of a 50-year beach renourishment project that will assure a beautiful beach landscape for years to come. One of Berkshire Hathaway HomeServices, Florida Network Realty’s Luxury Collection estates listed by Carolyn Oyler, luxury collection specialist. Offered at \$3,400,000.

4430 Coastal Highway, St. Augustine  
MLS#1242366  
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# One-of-a-kind estate in Ponte Vedra Beach

By **Clare Berry**  
*Contributed photo*

In my almost 40 years working in Ponte Vedra Beach real estate, I have never marketed a more intriguing property than 1260 Ponte Vedra Blvd. Its 2.5-plus acres of Old Florida back up to the GTM Reserve, across from the ocean. There are surprises at every turn ... a gravel path that skirts the lot's boundaries, a tranquil pond, garage for four cars, and the pièce de résistance, the private dock that opens to a breathtaking panorama of the Guana River and Reserve. It's a perfect spot for greeting the morning and ending (or spending!) the day.



The structures naturally integrate into the landscape, blending with the land's beauty. The main home, three bedrooms, office and media room, has high ceilings and neat architectural details. A large unfinished space on the second floor could be a studio, bedrooms — customizable to your own needs and vision. A separate structure houses the garage; a 1,176-square-foot guest house sits above it, with beautiful views of the

Old Florida landscape.

A buyer can access the Sea Hammock oceanfront pool, clubhouse and beach access across the street with payment of dues.

This property combines nature with great design. Available for viewing by appointment only with Clare Berry, Listing Broker, Berry & Co. Real Estate, 904-382-5875 or [clare@clareberry.com](mailto:clare@clareberry.com), realtor.



# Jax Beach home short walk to beach

By **Kelley Cressman**  
*Contributed photos*

Walk to the beach from one of the largest parcels east of A1A in desirable South Jax Beach.

This stunning coastal-inspired, three-story home with hydraulic elevator boasts more than 3,600 square feet, six bedrooms and 4.5 bathrooms — all recently updated.

Additionally, on the third floor is a bonus niche office with peek-a-boo

ocean views. Two driveways, plus 4.5 garage spaces, two attached and 2.5 detached for all your toys: boat, golf cart and cars.

Relax after a long day on the gorgeous large wraparound porch with beautiful tongue-and-groove ceilings. Feel the cool ocean breezes and the smell of the salty air and enjoy the shade that this extra-large, covered space provides.

Out back are three additional covered outdoor areas. Or grab your binoculars and head up to the crow's nest. From

here you have peek-a-boo ocean views, rooftop views of Jax Beach and stunning sunset views.

The detached garage has a powder bath en suite and outdoor shower. Don't miss the authentic Mexican tile floors, white cherry cabinets, large chef's kitchen, stunning teak floors that carry up two flights of stairs and throughout the second and third floors.

Public beach access is a short 0.2 mile's walk.

### 10 YEARS OF SAND CASTLES

CONTINUED FROM PAGE 22

author of "I Am So Glad You Were Born," and FOX News' Sean Hannity.



#### FROM JULY 27, 2017

Katie Pettitt gave an account of her trip to Ireland, where she was able to seek out her roots. A town historian provided details from her ancestors' past, and she wrote, "I am fulfilled and honored that I walked in the footsteps of my family."



#### FROM OCTOBER 26, 2017

Sand Castles featured an article about Realtor and artist Sharon Leahy, who spoke of her passion for painting and of her friendship with the grandson of renowned artist Henri Matisse. "I'm just

a person that likes to paint and sell real estate," Leahy said. "I just feel kind of lucky ... Not everybody is that lucky to be able to do just what they want to do."



#### FROM OCTOBER 26, 2017

Babs Bowler gave a detailed account of the 18-day, six-country European trip she'd recently made with her sister-in-law. The women, both celebrating their 70th birthdays, traveled the Danube, Main and Rhine rivers and visited Budapest, Amsterdam, Germany and more.



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The front of the home.



The back of the home with pool.



The living room.

# Luxurious home a masterpiece

By Tina Webster

Contributed photos

Introducing a masterpiece designed by Cronk Duch architects. This luxurious residence effortlessly blends modern elegance with coastal charm, offering an unparalleled lifestyle that harmonizes relaxation and sophistication.

As you approach this haven of comfort, the gentle ocean breeze greets you, setting the tone for the serene ambiance that envelops the area. This residence boasts four bedrooms and four full and two half bathrooms, ensuring spaciousness and privacy for you and your guests.

Step inside and be captivated by the seamless fusion of contemporary design

and coastal aesthetics. Expansive windows bathe the interior in natural light, while providing tantalizing glimpses of a resort-style backyard. The open concept living spaces flow effortlessly, providing a canvas for both relaxed evenings and elegant gatherings.

The heart of this home is the gourmet kitchen, where culinary aspirations are met with top-of-the-line appliances, sleek countertops and ample storage. Imagine preparing delectable meals while glimpsing the marsh's ever-changing panorama — a true feast for the senses.

Indulge in the primary suite, a sanctuary of comfort and style. Wake up to the soothing sound of distant waves and savor the morning sun as it paints the sky in

hues of gold and rose. The ensuite primary bathroom exudes luxury, with spa-like amenities that offer a retreat within your own home.

Venture outdoors to discover a meticulously landscaped garden oasis — an inviting space for al fresco dining, morning coffees or simply basking in the Florida sunshine. The resort-style pool presents an ideal setting for relaxation and entertainment.

This is more than a home; it's a lifestyle, an experience and an embodiment of refined living near the ocean's edge.

Represented by Berkshire Hathaway Home Services FNR Listed by Tina Webster and offered for \$4,850,000.

# Home is a contemporary oceanfront oasis

By Sarah Alexander

Contributed photo

Welcome to this exceptional oceanfront haven, a three-story masterpiece of design where privacy meets impeccable craftsmanship by a renowned local architect.

Built with commercial grade materials and ICF construction, this home was built with sustainability, energy efficiency and privacy in mind. Conveniently located between Ponte Vedra Beach and St. Augustine, this stunning property serves as a breathtaking backdrop for art collectors, providing a serene and inspiring atmosphere.

This retreat accommodates up to eight guests, making it perfect for family vacations or group getaways. The first level offers a spacious guest suite complete with wine room, bedroom, full bath, kitchen/living room, additional sitting/sun room and laundry room. Guests will enjoy access onto the very private first-level deck replete with firepit, summer kitchen and



This seaside home offers a fresh design.

lush landscape. A pad for a Jacuzzi with electric hook-up is ready to complete the amenities on the first level.

The heart of this beach retreat is the gourmet chef's kitchen, equipped with top-of-the-line GE Monogram appliances, Labradorite countertops and ample bar seating. The kitchen opens to the second-story living room with 18-plus-foot ceilings and dining room for ease in entertaining.

The sunroom opens up onto the second-

level deck with a bridge to the dune walkover.

The uppermost level features the owner's suite boasting expansive ocean views from the bedroom, bathroom and sitting room, while the office offers stunning western views of the Guana Preserve.

Represented by Berkshire Hathaway Home Services Florida Network Realty, Listed by HUDGINS + ALEXANDER. Offered for \$4,500,000.

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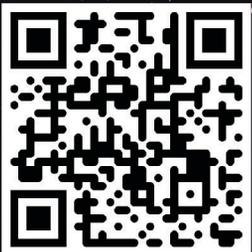


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