



Ponte Vedra Club Realty

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Distinctive REAL ESTATE

Ponte Vedra & The Beaches, Florida



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An Open Invitation

Thank you for considering Ponte Vedra Club Realty for all of your real estate needs. Whether you are searching for a primary residence, second home, or investment property, we welcome the opportunity to serve you. And if you are considering selling, we can provide you with a market analysis of your property at no charge!

About Ponte Vedra Club Realty

Specializing in real estate since 1936, Ponte Vedra Club Realty is regarded as one of the most prestigious and successful companies in the entire Beaches community. Additionally, they joined forces with Stockton Real Estate in August of 2006, whose heritage dates back to the late 1800's. The two most storied franchises are now one, creating a legacy that is second to none. Our combined 65 member sales team boasts over 1,200 years of licensed experience, providing our customers with the most knowledgeable agents in the area. As a Realtor, Multiple Listing Service & Northeast Florida Assoc. of Realtors member, Ponte Vedra Club Realty continues to attract the most respected and experienced sales professionals in the industry. Our Sales Center is conveniently located at 280 Ponte Vedra Blvd. (Ponte Vedra Beach, FL) across the boulevard from the prestigious Five-Diamond rated Ponte Vedra Inn & Club. We also feature a satellite office at 574 Ponte Vedra Blvd., located in the Stockton Real Estate property management building and across the boulevard from the prestigious Four-Diamond Lodge & Club.



History of the Beaches

What now represents several of north Florida's most stylish beach communities, certainly had most humble beginnings. In the early 1900's, the region from Atlantic Beach to the north and Ponte Vedra Beach to the south was merely a pristine wilderness of sand dunes, swamps and alligators. From 1900 through 1920, a series of small, beachside towns emerged, each with a modest residential population. This transformation from rugged beach frontier to charming neighborhood life began in the early 1920's when a local land planner developed and transformed the Beaches area into the community that we enjoy today.

The celebrated opening of the Ponte Vedra Inn & Club in 1928 brought exposure to the region and these unique seaside communities. Word soon spread through the nation's society pages and social registers of Florida's newest residential playground. The first visitors and residents came for the sun, sand, and surf. They came for the sporting activities. They came to socialize. They came to find a special way of life. And this tradition continues today, several generations later.



Beach Living

Florida's First Coast is blessed with a semi-tropical climate that features splendid seasonal changes. The Atlantic Ocean breezes make for cool, comfortable summers and pleasant, mild winters, while the spring and fall months are a constant temperate delight. The area enjoys an abundance of more than 300 days of sunshine a year.

Recreation abounds in the region with the beach as the leading attraction. However, golf, tennis, surfing, swimming, jogging, biking, fishing, sailing and horseback riding all contribute to this paradise. For those more inclined to spectate, professional sporting teams include the NFL's Jacksonville Jaguars. Baseball, hockey and greyhound racing also keep residents fully entertained. Both the PGA Tour and the ATP Tour claim Ponte Vedra Beach as their home. The PGA tour continues to host the prestigious Tournament Players Championship in Ponte Vedra Beach each May.

An outstanding collection of fine restaurants and eateries await. Dining experiences range from casual family fare to elegant gourmet cuisine. Choose from an array of international and regional dishes that include fresh local seafood. The after-dinner crowd will enjoy the quiet sounds of a piano bar lounge or the high energy beat of area night clubs.

A shopper's paradise, a wonderful selection of shops and stores are available, featuring unique merchandise not typically found in mall department stores. Local boutiques carry shoes, handbags, resort wear and other specialty items. Numerous gift shops, jewelry shops and bookstores are also available for your browsing pleasure. The area's rich diversity is exemplified by an endless array of cultural and sightseeing experiences.



To the south of us, you can explore our nation's oldest city, St. Augustine. While visiting, you will be treated to an extensive array of eateries, along with art galleries and museums. The downtown waterfront is also quite charming.

Should you venture into Jacksonville, you could take in a Jaguars football game, or a Jacksonville Suns baseball contest, visit the Cummer Museum, take in a live theater performance, or listen to the sounds of our renowned symphony. There is great energy downtown along the waterfront, and the list of restaurants offers something for every taste and pocketbook. Downtown Jacksonville is well worth the trip.

Using "Distinctive Real Estate"

The next several pages of this magazine contain a collection of our current real estate listings available throughout the area. Descriptions of the various offerings are listed for your convenience. Ponte Vedra Club Realty also maintains an extensive web site, www.pvclubrealty.com, which further details our many listings. For more information or to tour a property listed, please call our Sales Center at (904) 285-6927. Call toll free (800) 278-8171 or (800) FLA-HOME. It's our pleasure to serve you.





S. PVB GATED COMMUNITY - 5/6BR, 5BA, 4,107 sf marshfront, walk or bike to the beach. 2 master bedrooms, hardwood & travertine floors throughout. Amazing views and high-end finishes. \$649,000. Call DEBBIE RAAB.



SPECTACULAR CARLYLE - What a great location just steps to the ocean! Lovely 1st floor unit with southern & eastern exposures. Light & bright. 2BR/2BA w/2 parking garage spaces & storage unit. Gated. \$499,000. Call CLARA SIGMON.



CRANES LAKE - Ground floor 2BR/2BA condo in desirable Cranes Lake community situated on largest lake with great views from screened porch. SE exposure; clubhouse; pool and tennis included in amenities. \$149,900. Call STEPHEN MARTINEZ.



OLD FLORIDA CHARM - Build your dream home w/the feel of old Florida. Beautiful water views overlooking The Guana Lake & Preserve can be achieved with the right floor plan. Lot size 64x94. \$125,000. Call DAVID DARCH.



SCHOONERS BAY - 3BR/2BA full brick beauty! Major remodel with fabulous kitchen, updated baths, all new flooring and hurricane impact windows. Great street appeal, mature trees, large fenced rear yard. \$189,900. Call LINDA WHITE.



OLD PONTE VEDRA - 2BR/2BA, 1,614 sf, direct oceanfront condo in mint condition! Updated throughout! Upgrades include tile floors throughout, granite countertops and stone backsplash. Very nice unit. \$699,000. Call SUSAN FORT.



THE POINTE AT PV - 3BR/2BA, 1,717 sf, total renovation. 1st floor, end unit with vista views of the lagoon & Inn & Club Ocean Course. Granite c-tops, tile floors, carpet in bedrooms, TCG, private side yard. \$549,000. Call KIM MARTIN-FISHER.



FABULOUS OCEANFRONT - This 75x205 oceanfront lot is approx 21' above sea level and has good depth. A favorable recommendation by the DEP is in file for a 30x48 pad with 8' deck. \$595,000. Call DAVID DARCH.



NORTH ISLAND HOMESITE - One of the few remaining lots in the gated North Island section of Marsh Landing. Surrounded by beautiful estate homes with tile roofs. \$595,000. Call JAYNE YOUNG or LEN KNIGHT.



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COMMERCIAL - Frontage on Normandy & Yellow Water Rd. 11.3 acres high & dry. Great for shopping center, hotel/motel, offices or restaurant. 4 parcels sold as 1. Close to Cecil Commerce Pk. \$750,000. Call CHUCK LEE.



OLD PVB - Cottage style brick ranch w/lush gardens. Walk to beach or Inn & Club. Antique heart of pine floors in LR & DR. Open family rm w/ FP. Overlooks Ocean Course. Ready to move in! \$779,000. Call NATALIE BRYANT.



MLCC - 4BR/4.5BA lakefront pool home with screened back incl. summer kitchen & bar. Bonus room/home theatre & there is dedicated gym room as well. 3-car side entry. 4,223 sf. \$717,000. Call LEN KNIGHT or JAYNE YOUNG.



WATER TO GOLF VIEWS - Walk to the beach & Ponte Vedra Inn & Club from your back door! 3BR/2BA, 1,420 sf condo w/2nd story views of the lagoon and Ocean Course! \$350,000. Call KIM MARTIN-FISHER.



THE INNLET - 3BR/2BA one story end unit with spacious open floor plan. One block off the ocean close to The Lodge & Cabana Club. Fresh paint and carpet. Updated kit. & lagoon view. \$319,000. Call CHUCK BILLARD.



OCEAN VIEW LOT - Don't miss this excellent opportunity across the street from the ocean. Possibility of ocean views with the right floor plan. Lot is approximately 90'x120'. \$299,000. Call DAVID DARCH.



SAWGRASS BEACH CLUB - Oceanfront 2BR/2BA/den, 1,568 sf, in Spinnakers Reach. Private gated community with walkway to beach, pool, 2 master suites each w/balconies, FP & new appls. \$379,000. Call JENNIFER MARTIN.



RIVER COVE - 3BR/2.5BA brick home with wood laminate floors throughout. Updated kitchen, formal LR & DR, family room with FP leads to great screened porch overlooking large fenced yard. \$185,000. Call SUZIE CONNOLLY.



PABLO CREEK RESERVE - Build your dream home in this gated community near Mayo Clinic. Panoramic lake views. Lot is filled & cleared. Easy drive to beach. \$333,000. Call DIANE PETRZALA.



SAWGRASS CC - This one level, 3BR/2BA home has fabulous lake to golf views from enclosed Florida room. Split bedroom plan with oversized 2-car garage. Priced to sell. \$289,000. Call PAM SOUTHGATE HENRY.



PROMENADE PT. LOT - Fantastic opportunity to acquire a great priced homesite on Palencia's nicest street. Elevated & centered on the lake & ready to go. Poss. owner finance. \$175,000. Call LEN KNIGHT or JAYNE YOUNG.



THE PLANTATION - Beautifully maintained garden home on the 18th fairway of The Plantation golf course. 4BR/3BA, 2,647 sf, quiet cul-de-sac location. Like new! Many quality upgrades. \$495,000. Call SUSAN FORT.



RETREAT III - Gorgeous oceanfront 2BR/2BA condo, first floor, end unit, completely renovated, new kitchen, baths, flooring & more! Fully furnished at this great price! \$635,000. Call SUSAN FORT.



COMMERCIAL - Great opportunity for future office or medical location east of A1A with one of best exposures in Ponte Vedra Beach. Potential for 3,500-4,000 sf permit. Offered for \$779,000. Call SPERRY LEE or SALLY SERGEANT.



TROPICAL FUN - Private setting in Fiddlers Hammock estate area. Immaculate home w/open floor plan, secluded study off MBR. Close to shops & the beach. 4BR/3BA, 3CG, 1 level. \$420,000. Call LEN KNIGHT or JAYNE YOUNG.



SEASIDE AT PV - 3BR/2BA, 1,893 sf single story home on a corner lot with fully fenced back yard. High ceilings, family room/kitchen combo. Large master suite, FP. Community pool, tennis, beach access. \$319,000. Call KIM MARTIN-FISHER



OLD FLORIDA CHARM - Incredible opportunity to build your dream home with the feel of old Florida. Beautiful water views overlooking The Guana Lake & Preserve can be achieved with the right floor plan. Lot size 64x94. \$125,000. Call DAVID DARCH.



SAN JUAN DRIVE - Prestigious and elegant! 3BR/2BA, 2,588 sf ranch home sits on the 6th hole of the Ocean Course. Updated with Italian stone floors, large kitchen & eating area, huge master suite plus dressing area. \$945,000. Call KIM MARTIN-FISHER.



EXCELLENT OCEANFRONT OPPORTUNITY - Incredible 75x230 foot lot just south of The Gate Station. A favorable opinion letter by the DEP for a 35x52 footprint with an 8' cantilevered deck is on file. \$699,000. Call DAVID DARCH.



THE PLANTATION - Build the home of your dreams on this beautiful lot. The Plantation features a world class Arnold Palmer Signature golf course, tennis & fabulous beach club w/mandatory equity membership. \$221,000. Call KIM MARTIN-FISHER



SAWGRASS BEACH CLUB - Enjoy Ponte Vedra Beach year round in this fully furnished beach condo. 1st floor end unit, no stairs. Excellent rental history. Offered for \$135,000. Call OLIVIA SEAMAN.



ODOMS MILL - 5BR/4BR, walk to schools, 2 miles to beach. Corner lot w/mature trees. Great floor plan for entertaining, granite c-tops, SS applcs., large screened lanai & more! A must see! \$459,000. Call SANDRA BERTOGLIO or CLARA SIGMON.



SAWGRASS TPC - Absolutely darling & completely remodeled 2BR/2BA brick home on large treed lot that backs to lagoon. New tile flooring thru-out living area. New kitchen has beautiful cabinetry w/granite. \$178,000. Call SUZIE MONS CONNOLLY.



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BETTER THAN NEW - Built in '07, 3BR/2.5BA, 2,406 sf home, nothing short of perfection! Open floor plan, Chef's kit., 12' ceilings, surround sound, large screened lanai w/full summer kitchen, house generator. \$699,000. Call KIM MARTIN-FISHER.



OCEANFRONT CONDO - 3BR/2BA condo with a balcony and is being sold furnished with a few exceptions. Building just renovated with new windows, doors and paint. \$449,000. Call DAVID DARCH.



THE WATERFORD - 3BR/2.5BA, 1,654 sf. 9th fl end unit loaded w/upgrades & beautifully decorated. Fabulous kit. w/granite, wood cabinets. Ocean views from every room! Offered furnished. \$775,000. Call LEN KNIGHT or JAYNE YOUNG.



AFFORDABLE ICW HOME - This 4BR/3BA home is on a quiet and secluded road. Bulkheaded with rip-rap and a dock. 2,098 sf on 1st floor & a 330 sf loft on 2nd. Screened in porch & more! \$745,500. Call DAVID DARCH.



TIFTON COVE - A great full time home in the most preferred floor plan in Tifton Cove. The community pool is just steps away. Fully furnished, easy to move right in. Convenient to our beautiful beaches. \$275,000. Call CLARA SIGMON.



THE PLANTATION - 3BR/4BA, 3,576sf. Marble flrs, Alaskan granite counters, Viking gas range, steam oven, outdoor living area with pool/spa & privacy wall. Master suite, huge master bath/dressing rm. \$995,000. Call KIM MARTIN-FISHER.



SAWGRASS BEACH CLUB - 3BR/3.5 BA, 2,945sf townhome style oceanfront condo. Renovated kitchen, great room plus loft bonus area, 3 balconies, designer furnishing incl. Gated access, 2CG & pool. \$975,000. Call KIM MARTIN-FISHER.



THE POINTE II GARDEN HOME - 3BR/2BA, 2,200sf, 10' ceilings, wood floors, separate dining room & breakfast nook with bay window. Loaded with charm. Great location. Walk to PVC, golf, tennis, dining. \$599,000. Call JUDY SMITH.



PV BLVD. - Build your custom home on this estate lot. Lots extends to Guana Lake which can be accessed for kayaking, canoeing, fishing or bird watching. Access to beach just minutes away. \$349,000 Call PAM SOUTHGATE HENRY.



SAWGRASS PLAYERS CLUB - 3BR/2BA home w/ walls of windows to enjoy spectacular water-golf views. Kitchen w/granite, SS applcs. & cook island. Gathering room w/gas FP opens to Florida Rm. \$475,000. Call SUZIE MONS CONNOLLY.



PLANTATION HOME - 6BR/4BA/3HB home on corner lot w/pool, lanai & summer kit. 5,456 sf of spacious living incl. custom kit., game rm, 1st floor master, 2 FPs, sauna, Jacuzzi tub, library, split bedrooms. \$899,000. Call KIM MARTIN-FISHER.



WATERFRONT WITH BOATHOUSE - 2 waterfront lots 100' x 475' each. Incl. 3BR/2BA mfg. home & 2BR/1BA cottage. Beautiful trees & views. Great for your dream house or remodel project. \$495,000. Call CHUCK LEE.



MLCC - 4BR/4BA one story on over 3/4 acre. Very private, large back yard, nature views, wonderful home w/amazing master suite. Wood floors, 2 FPs, glorious screened lanai & pool deck. \$695,000. Call LEN KNIGHT or JAYNE YOUNG.



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HARBOUR WINDS - 3BR/Den/2BA brick front home with beautiful screened pool & shady lanai. Crisp & clean, well maintained with a convenient location. \$209,900. Call LEN KNIGHT and JAYNE YOUNG.



SAWGRASS CC - 2BR/2BA 1st floor condominium located on the 5th fairway of the spectacular Sawgrass Golf Course. Completely renovated in 2006, new kitchen & baths. \$249,900. Call SUSAN FORT or SARAH WHITLOCK.



PALENCIA - Bank owned premier lot with water & golf views. Over 1.32 acres. Very serene & private. Fabulous amenities, state-of-the-art clubhouse, pools, gym, 18-hole golf course. Bike & walking trails. \$145,000. Call CYNTHIA COMBS.



THE PLANTATION - Build the home of your dreams on this beautiful lot. The Plantation features a world class Arnold Palmer Signature golf course, tennis & fabulous beach club w/mandatory equity membership. \$237,000. Call KIM MARTIN-FISHER



PV BY THE SEA - 1 block to the beach & The Lodge & Club. Built in 2003, 3,878 sf, 5BR/4BA concrete block with upstairs family room, large eat-in kitchen, covered lanai, 3-car garage. Walk to the beach! \$895,000. Call KIM MARTIN-FISHER.



PABLO CREEK RESERVE - This estate lot was hand picked during the original offering. It overlooks the expansive part of the lake. Gated community with central park pavilion, bike and nature trails and close to the beach. Only \$375,000. Call DAVID DARCH.



PREMIER HOME SITE - Incredible panoramic views. The lot is 100' wide and 340' deep with dune elevation of 23' above sea level. Lot is deep enough to build behind the coastal construction control line. \$995,000. Call DAVID DARCH.



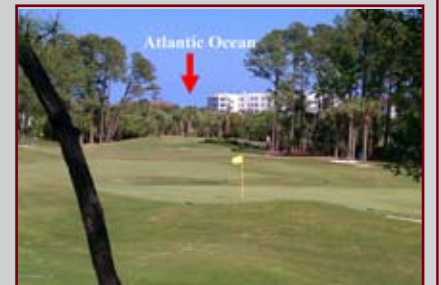
BEACHFRONT CONDO - Beautiful 1BR/1BA, completely remodeled w/granite counters, carpet & tile, Jacuzzi tub & fantastic ocean view. First floor unit located next to Sawgrass Beach Club. Makes great resort. \$530,000. Call CHUCK LEE.



MARSH LANDING - Meticulously maintained 4BR/3BA w/pool & large lanai overlooking panoramic lake view. Formal LR & DR w/ Plantation shutters. Large open kitchen & FR w/FP. \$549,000. Call GREGORY KUSH.



PABLO CREEK RESERVE - This cottage lot was hand picked during the original offering. It overlooks the expansive part of the lake. Gated community with central park pavilion, bike and nature trails and close to the beach! Only \$240,000. Call DAVID DARCH.



SAWGRASS CC - 2BR/2BA, 2nd floor end unit. Professionally decorated. Priceless view down the 3rd fairway from the large deck & airy sunroom. Hear the ocean & feel the breezes! Furnished w/artwork & antiques incl. A real steal!!! \$260,000. Call JACK BURKE.

listings \$0-\$1,000,000



PLANTATION – 4BR/4BA, 2,954 sf home on the 1st fairway of the Plantation’s Arnold Palmer designed course. Large master suite, screened lanai w/pool. Large, chef’s eat-in kitchen w/granite countertops. \$699,000. Call KIM MARTIN-FISHER.



FOUND FOREST LOT - Located in Marsh Landing. Exquisite enclave of estate lots. One of the largest lots in Ponte Vedra, lakefront, 3.75 acres. Guest homes allowed. \$899,000. Call PAM SOUTHGATE HENRY.



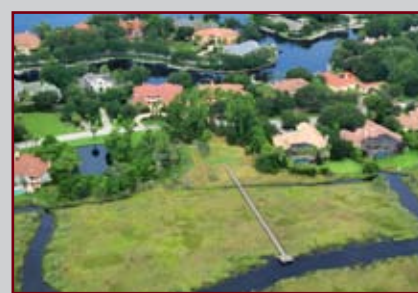
OCEANFRONT LUXURY - 3BR/3BA, Serenata Ocean Villa, features direct access from 1st level patio gate. Roll away shutters, private pool for few units, upgrades throughout. \$862,500. Call PAM SOUTHGATE HENRY or CYNTHIA COMBS.



SAWGRASS PLAYERS CLUB - Investment opportunity! 2BR/2BA patio home on beautiful lot w/water-golf views. Tenant occupied until April 2012 @ \$900/month. Well maintained. \$150,000. Call SUZIE MONS CONNOLLY.



STEAL OF THE CENTURY - 5BR/3.5BA w/1BR/1BA guest apartment over garage. Spectacular waterfront location in gated PVB golf course community \$899,000. Call LEN KNIGHT or JAYNE YOUNG.



HARBOUR ISLAND LOT! - Prestigious Harbour Island. Private, pristine views of marsh & tidal stream. 50’ concrete floating dock is included. \$599,000. Owner financing. Call JAYNE YOUNG or LEN KNIGHT.



OCEANFRONT INVESTMENT - This 3BR/2BA comes completely furnished and ready to rent. Located on a 100’ lot with a primary and secondary dune! Reduced \$400,000 for quick sale. \$850,000. Call DAVID DARCH.



LAS PALMAS - What a steal! 957 sf, 1BR/1BA, good condition. Amenities include clubhouse, pool, tennis, pet park & more! Close to historic St. Augustine & the beach. \$59,500. Call CYNTHIA COMBS.



MARSH LANDING – This house just makes you smile! Beautifully landscaped, wrap around front porch, pool overlooking the lagoon. 4BR/3.5BA, + guest suite w/bath & morning kitchen over 3CG. \$900,000. Call SUZIE MONS CONNOLLY.



BELVEDERE PLACE - Well located lot on cul-de-sac in gated PV Beach community. Backs up to preserve & is buffered by conservation land on north & east boundary lines. No time limit to build. \$155,000. Call BRADLEY COE.



BEST PRICED LAKEVIEW IN MLCC – Quiet cul-de-sac location and serene lake views make this a great buy! Build anytime, choose your builder. Eligible for discounted club memberships. \$449,000. Call PAM SOUTHGATE HENRY.



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SAWGRASS COUNTRY CLUB – 5BR/3.2BA one story with beautiful pool and golf views. Wood floors throughout. Gourmet kitchen, 2 FPs, open floor plan. Great potential. \$675,000. Call PEYTON STOCKTON.



THE PLANTATION - 3BR/2.5BA, 4,590 sf home with 3 remodeled baths & kitchen incl granite/marble counters, travertine floors. Cul-de-sac location on 17th hole & lagoon frontage. \$599,000. Call SCOTT WILLIAMS.



DIRECT OCEANFRONT CONDO – 3BR/2BA one story end unit with ocean vista views. Split BR plan w/designer kitchen. Granite, Sub-zero, Bosch. 2 balconies overlooking the ocean! \$399,000. Call LEN KNIGHT or JAYNE YOUNG.



OCEAN VIEW LOT - One of the few remaining lots located in Beachside in South Ponte Vedra. Located just across the street from the ocean. Build your dream home with an ocean view! \$399,000. Call DAVID DARCH.



PANORAMIC OCEANFRONT VIEWS - Enjoy the best views Ponte Vedra has to offer in this 2BR/2BA, 1,381sf condo. Interior renovation w/large ocean-front deck, pool, tennis courts, clubhouse & gated security. \$655,000. Call KIM MARTIN-FISHER.



FISHERMANS COVE - 3BR/3BA, first floor, end unit condo in Sawgrass Country Club. Over 2,000 sf with large screened porch, amazing water to golf views! Must see! New carpet and new paint! \$325,000. Call SUSAN FORT or SARAH WHITLOCK.



A REAL JEWEL - With high ceilings & fabulous view of marsh & ICW. Approved for short sale! 3BR/3BA surround, 1CG. Amenities incl. pool, clubhouse, gym & marina. Great lifestyle for outdoors and boating. \$399,000. Call PATTI MARTIN.



SEASCAPE OCEANFRONT - Million dollar view! 2BR/2BA condo. Some renovation newer kitchen, tile throughout, new sliding doors & balcony. Building totally renovated, assessment paid. \$330,000. Call OLMA SEAMAN.



MLCC - 4BR/4.5BA pool home on beautiful Clearlake. Impressive detail work thru-out. 2 story foyer w/curved staircase, wood & Satumia floors, deep moldings & gourmet kit. \$995,000. Call SUZIE MONS CONNOLLY.



JAX BEACH - Great location in South Jax Beach east of 3rd Street. 2BR townhome with private backyard and deck. Kitchen and baths updated. Well maintained home just 2 blocks off the beach. \$205,000. Call CHUCK BILLARD.



THE PLANTATION - 3BR/2.5BA, 2,469 sf, one level home on golf course lot. High ceilings, split floorplan, large eat-in kitchen & office. Screened porch to enjoy water-golf views. Newer AC, extremely well maintained. \$465,000. Call KIM MARTIN-FISHER.

listings \$0-\$1,000,000



SEA HAWK - 2BR/2BA, ground floor condo, furnished with vaulted ceilings, fireplace and patio. Close to clubhouse, pool & tennis courts. Easy access to JTB & Mayo Clinic. \$85,000. Call OLIVIA SEAMAN.



REDUCED \$50,000 - Recently updated 2BR/2BA condo, second back from ocean. 2 balconies. Fully furnished & supplied. Next door to Sawgrass beach clubhouse. Breathtaking ocean views. \$574,000. Call AL CHAFIN or CLARA SIGMON.



LAS BRISAS - Beautiful oceanfront condo in S. Jax Beach, 3BR/2BA, 1,380 sf, updated w/ tile floors, wood cabinets & granite in kitchen & baths, very nice unit! Oceanfront pool & garage. \$385,000. Call SUSAN FORT.



PONTE VEDRA BEACH - Own 200' on the Blvd. just past Sawgrass CC & Beach Club. Beautiful trees overlooking marsh. Across the street from the white sands of Ponte Vedra Beach. Build your dream home. \$625,000. Call GINNY SMITH.



OCEANFRONT DEAL - 2BR/2BA block home has open beamed ceilings, heart pine walls, an indoor lap pool & sits on 108ft of frontage. There is also an atrist stuido over garage. Reduced \$100,000 for quick sale. \$795,000. Call DAVID DARCH.



SAWGRASS BEACH CLUB - Spinnakers Reach, 2BR/2BA, 1,568 sf, oceanfront condo. Ground floor, few steps to the garage & beach. Split floor plan w/ updated kit. & bathrooms. 2 balconies, community pool. \$599,000. Call KIM MARTIN-FISHER.



SOLANO WOODS - 4BR/2BA charming, well maintained home. Screened porch, lovely yard. Family room with fireplace. Walk or bike to beach. Convenient to stores, restaurants library, TPC. \$249,900. Call KATHLEEN TUGGLE.



ROUGH CREEK VILLAS - Sawgrass CC, 2BR/2BA two story, 1,824 sf, large MB w/ walk-in closet. Across from Sawgrass clubhouse. Same owner since 1974. Offered fully furnished. \$197,000. Call BRADLEY COE.



OLD FLORIDA CHARM - Build your dream home with the feel of old Florida. Beautiful water views overlooking The Guana Lake & Preserve can be achieved with the right floor plan. Lot size 60x191. \$225,000. Call DAVID DARCH.



100' OCEANFRONT LOT - Located in the sought after north end of S. Ponte Vedra Beach near some of the nices homes. It has a high dune & great depth. 100x319x100x315. \$899,000. Call DAVID DARCH.



WINDEMERE - Sawgrass Beach Club, 2BR/2.5BA + office, 2,160 sf oceanfront condo in one of Ponte Vedra's few high rises. 173' oceanfront balcony w/views of courtyard pool. \$925,000. Call KIM MARTIN-FISHER.



PLANTATION OAKS - Beautifully appointed 5BR/5BA home on water. Huge bonus/media room, deep moldings, fresh paint & new carpet. Spacious kitchen with SS appls. & prep island. \$773,900. Call SUZIE MONS CONNOLLY or SUZANNE STEPHENS.



INCREDIBLE OCEANFRONT OPPORTUNITY - 4BR/3BA ocean home had extensive renovations in 2008. Granite counters, SS appliances & custom cabinets. Located at the sought after north end of South Ponte Vedra. \$1,299,000. Call DAVID DARCH.



OLD PONTE VEDRA – Walk to beach or stay home and enjoy your pool & beautiful lagoon view from this 4BR/3.5BA totally remodeled beach charmer. Hardwood floors, 9' ceilings, granite & SS kitchen, 2 masters down, 1/2 acre lot. \$1,500,000. Call GINNY SMITH.



PONTE VEDRA – Fabulous home in the heart of Ponte Vedra. Located on a wonderful homesite with water & golf views. This beautiful home has been completely updated. New master suite, huge closets, new roof. \$1,295,000. Call PEYTON STOCKTON.



VILANO BEACH ESTATE - 5BR/7.5BA ICW front estate with finishes found from the far regions of the world. 2009 concrete block, 6-car garage, 1,400 sf guest house, 40K & 15K boat lifts, pool & spa. Crystal blue ICW just steps away. \$2,750,000. Call KIM MARTIN-FISHER.



PLANTATION AT PV – 4BR/4BA, 4,850 sf home built in 2002. Custom builder's home w/water-golf views of 6th hole. Large kitchen opens to family room, 1st floor master suite, island gas cooktop, granite countertops & Saturnia floors, \$1,089,000. Call KIM MARTIN-FISHER.



A RARE FIND - 3 private acres abutting Guana wildlife area. main house, 3/4BR plus 3 full BA.. Guest house 900 sf, 1 full BA. Wood burning fireplace in LR & DR. Gas fireplaces in 4 rooms. In-ground pool. Lovingly maintained. \$1,998,950. Call CLARA SIGMON.



OCEANFRONT - Exquisite concrete block custom built home, 3,800 sf on 100' lot. Built like a fortress with 26 pilings, new tile roof, new appliances, hurrican shutters, hot tub room, sauna, built-ins galore. 3 blocks for ICW. \$1,499,000. Call CYNTHIA COMBS.



COASTAL PARADISE - 4BR/4.5BA, 5,214 sf luxurious golf views in the heart of Ponte Vedra. Wood beamed ceilings & heavy wood casings. 1st floor master suite. Chef's kitchen/large island. Resort pool & privacy wall. \$1,795,000. Call KIM MARTIN-FISHER.



TOTALLY REMODELED OCEANFRONT HOME - 4BR/3.5BA, 3-story home with 3,766 sf. Travertine, granite, SS appliances, multiple balconies to enjoy the ocean sunrises & sunsets over the Guana preserve. \$1,699,000. Call DAVID DARCH or DENNIS DESIMONE.



2 ACRES ON ICW IN PVB - Grand spaces and relaxed living in this fantastic Palm Valley estate in Ponte Vedra Beach. 2 docks, 2 driveways, Saturnia, granite, stone FP, vanishing edge pool. 7,639 sf. \$2,495,000. Call LEN KNIGHT and JAYNE YOUNG.



ICW HOME - 6BR/5BA/2HB, 5,860 sf. Private gated entrance, over-sized dock with 2 lifts, one capable of supporting a 40k lb. boat. Hardwood ebony stained floors, large kitchen, granite counters, SS appl., 50ft pool, huge lanai & more! \$1,785,000. Call KIM MARTIN-FISHER.



INTRACOASTAL ESTATE - 4BR/4.5BA PVB premier waterfront w/gourmet kitchen, stone floors, granite tops, 25' ceilings, dock w/boat lift and metal roof. Simply amazing lifestyle and views. Perimeter privacy wall & gate. \$1,575,000. Call LEN KNIGHT or JAYNE YOUNG.



HARBOUR ISLAND - 5BR/5.5BA, former Symphony Show Home. Exceptionally designed for classic opulence and entertaining incl. separate guest house & 2 deep water docks. Private lot with mature landscape. \$2,350,000. Call LEN KNIGHT or JAYNE YOUNG.



THE PLANTATION - Magnificent French country chateau on one of the very best lots with water-golf views! Gracious size rooms, quality throughout, open bright floor plan, volume ceilings, heated pool with fountain & more! \$1,475,000. Call SUSAN FORT.



AWESOME OCEANFRONT HOME - This 5BR/4BA 2-story home has 3,669 sf of living space, two master suites, granite counters, tile floors, coral fireplace, lush landscaping, large deck & dune walkover. \$1,349,000. Call DAVID DARCH.



INCREDIBLE OCEAN HOME - This 6BR/4.5BA remodeled 2-story home has 4,422 sf. SS appliances, Bosch dishwasher, Sub-Zero fridge, granite counters, custom cabinets, brick paver drive & a 3rd floor observation deck. \$1,695,000. Call DAVID DARCH.



LAS MIRANDAS - Renovated & enlarged, 3 suites, 2 fireplaces, under building garage, great oceanfront location next to the Lodge & Club. This is a very special residence with well planned & implemented improvements. 2,400 sf. \$1,495,000. Call LEN KNIGHT and JAYNE YOUNG.



PLANTATION AT PV - 5BR/6BA plus 2HB. 5,630 sf, 3-car garage, remodeled with finest quality materials. Pool with luxury outdoor living area, new kitchen with island and waterfront views. Satamia and wood flooring throughout. \$1,190,000. Call KIM MARTIN-FISHER.

listings \$1,000,000-\$3,000,000



PARK LIKE PARADISE - 5BR/4.5BA on an amazing view lot overlooking 2 lakes & MLCC golf course! Screened pool & lanai, spectacular interior w/many refinements. Fabulous curb appeal set behind a scenic lake! \$1,099,000. Call **LEN KNIGHT** or **JAYNE YOUNG**.



PONTE VEDRA SERENE LAGOON LOT - This completely renovated & exquisitely appointed 4BR/4.5BA home must be seen to be appreciated. Walk to beach. Saturnia, tile roof, Wolf range, outdoor FP & more. \$1,579,000. Call **PAM SOUTHGATE HENRY**.



OLD PONTE VEDRA - 4BR/3.5BA, 3,626 sf one story home with water-golf views of Ponte Vedra Inn & Club's Ocean Course. Eastern exposure, large dock, new floors, new kitchen countertops & appl. Hurricane shutters. \$1,395,000. Call **KIM MARTIN-FISHER**.



MAGNIFICENT ICW ESTATE -Enjoy spacious waterfront living in this 6BR/5BA plus 2 half bath home. Built in 2005, 6,507sf. Chef's kitchen, screened party patio, dock w/10,000lb boat lift, bar & utilities. Gated private entry. \$1,760,000. Call **KIM MARTIN-FISHER**.



MARSH LANDING - 5BR/5BA plus 2 offices. Charming "Southern Living" style 4,500sf home on a quiet cul-de-sac street. Plenty of room to run & play in oversized back yard w/pool. Dual master suites and gourmet kitchen. \$1,050,000. Call **LEN KNIGHT** or **JAYNE YOUNG**.



INCREDIBLE OCEANFRONT HOME - This 3BR/3BA 3 sory custom built oceanfront home sits on a 100 ft lot & was featured in Water's Edge Magazine. Built in 2001. ICF construction & 27 ft re-enforced concrete pilings. New roof in 2009. \$1,495,000. Call **DAVID DARCH**.



OCEANFRONT HOMESITE – Elevated PVB building pad at dune top height for spectacular ocean vistas. Beautiful dense canopy & winding driveway will offer maximum privacy. Over 1.5 acres of beauty. \$1,999,999. Call JAYNE YOUNG or LEN KNIGHT.



THE PLANTATION – 4BR/5BA, 5,401sf, superb water to golf setting with bright & airy Benchmark concrete block home w/ pool & guest house. Quiet cul-de-sac set back off main road! \$1,190,000. Call LEN KNIGHT or JAYNE YOUNG.



OLD PONTE VEDRA - 4BR/5.5BA, 3,843 sf home on 100ft lot directly on PVIC's Ocean Course. 1st floor large master suite leading out to resort style pool. Large, eat-in kitchen with private courtyard. Circular drive & more! \$1,149,000. Call KIM MARTIN-FISHER.



MARSH LANDING – 4BR/5BA/2HB home with wide bodied harbor views. 5,749 sf, concrete block, 10' plus ceilings, 2 gas fireplaces, in-law suite, courtyard entry, 1st floor master, 3CG & 50' boat slip! \$1,795,000. Call KIM MARTIN-FISHER.



COSTA VERANO – Resort feel in this luxurious 3BR + study/3.5BA, 2,605 sf oceanfront residence. Chiseled stone floors, gourmet kitchen, spa-like master bath. Living spaces & MBR open to sunshine & sea breezes. \$1,050,000. Call JAYNE YOUNG.



HARBOUR ISLAND LOT - Marsh Landing premier waterfront lot in Yacht Basin. Dock your boat in your backyard and live in golf course community. Paradise found! 50' boat slip included. \$1,175,000. Call LINDA WHITE.

listings \$1,000,000-\$3,000,000



OLD PONTE VEDRA - Absolutely the best available lot in Ponte Vedra Beach. Water to golf views with ocean breezes, large building area - 1/2 acre. Dock & circular driveway remain. Walk to PV Club and beach. \$1,250,000. Call JUDY SMITH.



150' OCEANFRONT LOT - Prime lot in the Ponte Vedra Blvd oceanfront estates section. Natural homesite situated on a high dune. Magnificent tree canopy. Ocean breezes. Gorgeous beach. \$2,650,000. Call BOB KRONER .



OCEANFRONT - Watch the fabulous sunrises from this incredible 4BR/3.5BA home in prime location, over 2,600 sf, immaculate condition with many upgrades. 100' x 235' lot. 2-car garage. \$1,377,000. Call SUSAN FORT or SARAH WHITLOCK.



UNIQUE MULTI-FAMILY OCEANFRONT - 9BR/5BA multi-family oceanfront property with 3,138 sf and 125 feet of frontage on the ocean. Property comes fully furnished and has a great resort rental history. Only \$1,150,000. Call DAVID DARCH.



MARSH LANDING - Private island surrounded by marsh totaling over 5 acres. Amazing 7,200+sf Country-French estate w/unique finishes; multi-color slate & copper roof, Travertine, mesquite, cypress, etc. 4BR/5.5BA. \$2,999,500. Call LEN KNIGHT or JAYNE YOUNG.



OCEANFRONT ESTATE SECTION - On Ponte Vedra Blvd., 150' x 421' lot on ocean. Elevated dune lot with level areas for your dream home. Call to see today. Competitively priced at \$2,500,000. Call PAM SOUTHGATE HENRY.

estate section \$3,000,000 plus



HARBOUR ISLAND ESTATE – 6BR/6BA/3HB, 11,325 sf estate directly on the ICW! Remodeled in 2008 with new stone floors, 30' wall of windows, top of the line kitchen cabinets, granite & appliances. Truly amazing! \$4,950,000. Call KIM MARTIN-FISHER.



230' OCEANFRONT LOT PV - Nature's best...230' ocean frontage & 500' depth to the mean high water line. With 35'+ elevations westward of the coastal construction line. Stunning views! \$3,898,610. Call KIM MARTIN-FISHER.



HARBOUR ISLAND ESTATE - 5BR/5.5BA, 9,451 sf on 200' frontage of panoramic marsh views. Concrete block, open floor plan, chef's kitchen, movie theatre, gym, 1st floor master wing, elevator, pool with summer kitchen & more! \$3,800,000. Call KIM MARTIN-FISHER.



GREAT OCEAN DEAL - This 5BR/4BA concrete block home features approx. 2,455 sf of living space. Located on the ocean near The Lodge & Club. One of the best deals out there! \$3,200,000. Call DAVID DARCH.



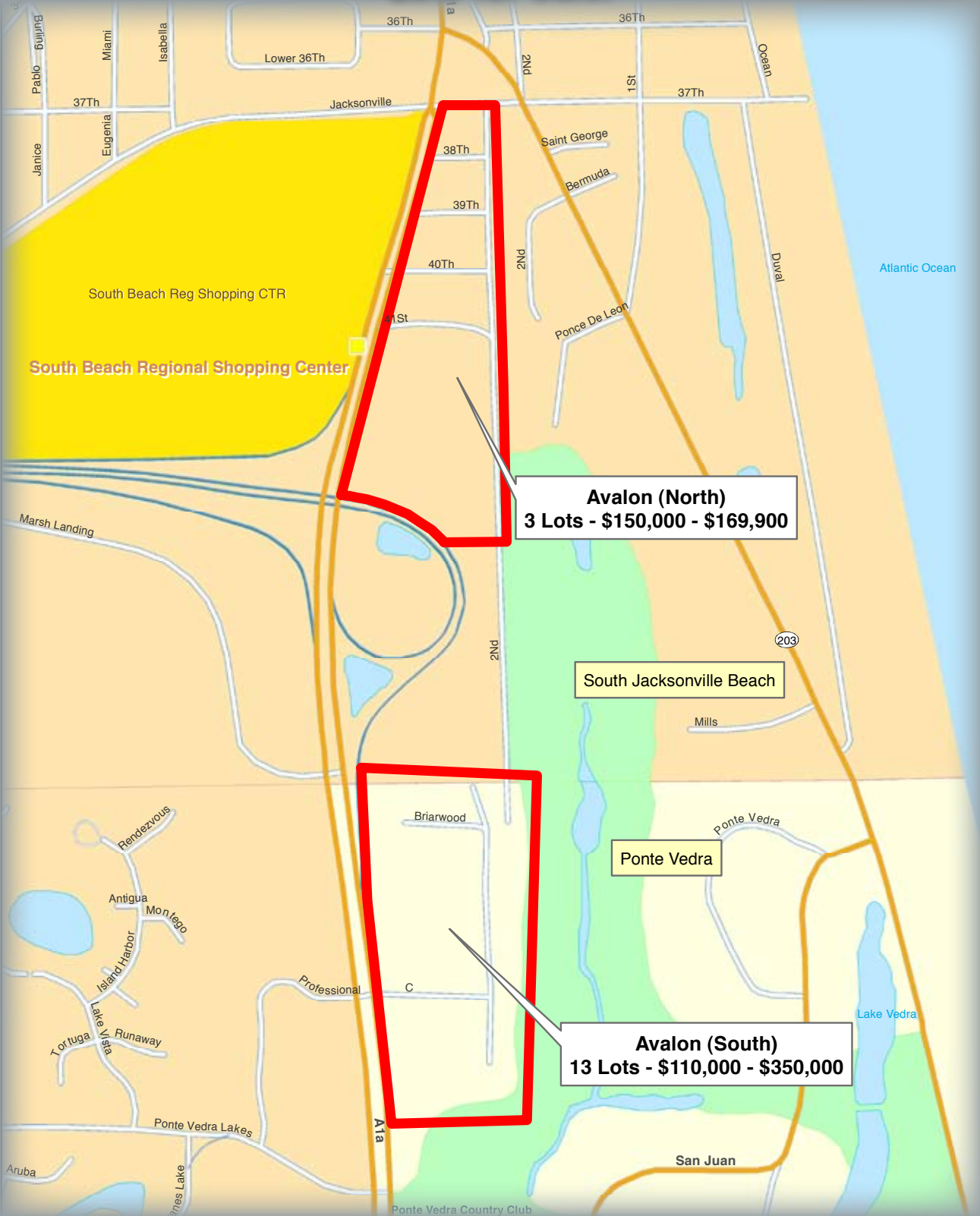
OCEANFRONT & GOLF - Ultimate in oceanfront. 8 homes north of The Ponte Vedra Inn & Club with direct views of the 18th fairway of the Ocean Course. Build or enjoy existing 3,639 sf home. \$3,790,000. Call KIM MARTIN-FISHER or OLIVIA SEAMAN.



OCEANFRONT ESTATE - Amazing 3 story contemporary home on 150' private lot, prime location, 6,242 sf, 4BR/4.5BA, theatre & game room, extensive OF deckings, pool & spa, 2-2car garages. \$4,700,000. Call SUSAN FORT or SARAH WHITLOCK.

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Broker's Message

As the economy continues to struggle as evidenced by the recent stock market volatility, our company is making great strides. We have maintained the same staffing levels as we held in 2005 at the height of the market, our monthly sales figures continue to beat each previous month from a year ago and our total closed sales volume numbers continue to forge ahead. There are still many challenges ahead, including selling off the Short Sale and REO inventories, where real progress is being made. This will certainly bode well for the future growth of our economy. Prices have also begun to stabilize, which is yet another very positive sign.

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