

Stunning Amelia Walk Pond View Home



AmeliaWalkProperties.com

MLS# 105582



85329 Cherry Creek Drive - Fernandina Beach FL

Bedrooms: 3 | Bathrooms: 3 | 3,209 sq. ft. | Year Built: 2020

Beautiful home located on a tranquil pond nestled within the highly sought-after cul-de-sac of Amelia Walk. This remarkable Julington Model residence is a haven for those who appreciate both indoor and outdoor entertainment. The kitchen boasts premium features including a copper hammered sink, sleek leather granite countertops and top tier upgraded cabinets. Split 4 bedrooms, 3 baths, 3,231 sq ft home provides privacy and an office/guest room option. Entryway leads to the family room, dinette, kitchen area and onto the sprawling dream patio that accommodates seating for large parties, adorned with planter boxes, serene water feature & a convenient built-in outdoor grill. The 3-car garage is perfect for a variety of "toys", boats, golf carts, etc. The community offers a refreshing pool, community center, playground, tennis and pickleball courts. Full list of upgrades available. Convenient to shopping, restaurants and only 8 miles to Amelia Island and 13 miles of beautiful beach along the Atlantic Ocean.



203 Centre St. Fernandina Beach, FL 32034

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**BERKSHIRE
HATHAWAY**
HOMESERVICES

HEYMANN WILLIAMS
REALTY

MLS# 105582 85329 CHERRY CREEK DRIVE



Residential **Status: Active**
Prop Sub Type: Residential
Area: Ar 7 Mainland, Sub 2
Subdivision: Amelia Walk
City: Fernandina Beach **Zip Code: 32034**

Beds Total: 4 **Builder Name:**
F/P Baths: 3 **Year Built: 2016**
Heated SqFt: 3,209 **Lot Size: 100x130**
SqFt Source: Tax Roll **Acreage: 0.3000**

Remarks

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Tax Information

Parcel Number: **13-2N-27-0720-0104-0000** Zoning: **PUD** Lead Based Paint Disclosure Req: **No**
 Deed Restrictions: **Yes** Flood Zone: **X/GIS Nassau County** Special Assessment: **No**
 Legal: **LOT 104 IN OR 2083/1146 HAMPTON LAKES #1 PB 7/252**

Interior Information

Appliances: **Water Softener - Owned, Refrigerator, Stove, Microwave, Dishwasher, Disposal, Stove Top, Oven**
 Interior: **Ceiling Fans, Garage Door Opener**
 Design: **Single Story** Floors:
 Heating: **Heat Pump Air to Air** Windows: **Thermo pane**
 Cooling: **Heat Pump Air to Air** Utility Rm: **In House**

Room Type	Dimensions	Level	Flooring	Room Type	Dimensions	Level	Flooring
Great Room	14x18	Main	Tile	Kitchen	17x13	Main	Tile
Dining Room	13x16	Main	Tile	Master Bedroom	19x18	Main	Tile
Master Bath	11x15	Main	Tile	Bedroom	14x12	Main	Tile
Bedroom	12x15	Main	Tile	Bedroom	13x15	Main	Tile
Bath	5x8	Main	Tile	Bath	5x11	Main	Tile
Utility Room	9x9	Main	Tile	Study/Office	15x12	Main	Tile

Exterior Information

Exterior: **Cable TV, Sprinkler System** Pool: **Community Pool**
 Parking: **/3 Plus Car Garage, Driveway** Garage Dim: **30x22** Carport Dim:
 Construction: **Stucco Over Frame** Water: **Public** Boat Access:
 Stage Construction: **Existing Resale** Sewer: **Public** Frontage: **Man Made Lake/Pond**
 Roof: **Shingle** Road: **Paved**
 Porch Type/Dimens: **Screened, Rear, Brick Pavers**

Community Information

CDD/Fee Ann/Per: **Yes \$2140/Annual** HOA Annual Fee: **Yes \$85/Annual** Maint/Fee Mo: **\$45/Annual**

Directions

From Amelia Concourse, turn west on Majestic Walk Blvd. Turn right on Cherry Creek Dr. Home is located near the end on the left.



85329 CHERRY CREEK DRIVE, FERNANDINA BEACH, FL, 32034

4 BD | 3 BA | 3,209 SQ. FT | 0.3 ACRE LOT

AREA REPORT



CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within 3 miles.

- ATM 2.1 MI
- GAS 2.1 MI
- PHARMACY 2.2 MI
- MEDICAL 2.3 MI
- COFFEE 2.3 MI
- GYM 2.3 MI
- CLEANERS 2.9 MI
- MOVIE THEATER 7.2 MI



SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also 2 private schools within 5 miles.

- 8 RATING** 3-5 YULEE ELEMENTARY SCHOOL ASSIGNED
- 6 RATING** 6-8 YULEE MIDDLE SCHOOL ASSIGNED
- 6 RATING** 9-12 YULEE HIGH SCHOOL ASSIGNED



OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE AMELIA NATIONAL GOLF CLUB (0.9 MILES)
- PARK FORT CLINCH STATE PARK (8.6 MILES)
- BEACH CUMBERLAND ISLAND NATIONAL SEASHORE (8.8 MILES)



FOOD REPORT



NEIGHBORHOOD EATS

This home is located near 8 moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

- | | | | |
|----------------|---|---------------------|---|
| BARBECUE | 3 | FAST FOOD | 1 |
| SEAFOOD | 3 | ASIAN | 1 |
| AMERICAN | 2 | MEXICAN | 1 |
| BARS | 2 | INTERNATIONAL | 1 |



85329 Cherry Creek Drive



Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

Special Features & Upgrades

- Home Audio
- Crown molding throughout
- Low Voltage outdoor lighting
- Aroma 360 H-Vac system
- Upper cabinets in laundry room
- Soft shut cabinets with roll out shelves
- Upper cabinet lighting in kitchen
- Upgraded shelving in kitchen pantry
- Cement curbing around plant beds
- Color changing bistro lights on back patio