

Lisa Barton
Realtor®

Meet award-winning
Realtor Lisa Barton
and her team!

Serving Ponte Vedra Beach,
Nocatee, all of St. Johns County
and the Jacksonville Beaches.



Lisa Barton (center), Tonya O'Quinn (left) and Marsha Keller (right)

The Lisa Barton Team • ePro, GRI, SRES

333 Village Main Street #670 • Ponte Vedra Beach, FL 32082

lisasellspontevedra.com • 904.705.1382 • lisa@lisasellspontevedra.com



Reclaimed Beauty with Panoramic Views

Uniquely situated on a Ponte Vedra Boulevard lot overlooking both the east and west, this homesite was designed to maximize the impressive views outside the front and back windows. A clean, white, bright color palette was selected so the beauty of mother nature could remain center stage.

Nesting Place Interiors developed the concept for this lovely home, utilizing shiplap, cedar shake siding, Sunbrella slipcovered furniture, antiqued European doors and reclaimed barn beams throughout to provide a warmth not often seen in new construction (as built by Heritage Homes). By incorporating reclaimed materials, layering textures and keeping spaces open and airy, a unique beach vibe was the end result to make the homeowners and their guests feel instantly relaxed and welcomed as soon as they pass through the threshold.

Choosing to forgo a formal living room in order to fully embrace coastal living, the homeowners opted for a casual family room — one which maximizes views of the ocean and Guana River Watershed, allowing natural light to pour in from both sides. The reclaimed wood mantle and cathedral ceiling with reclaimed beams add warmth and evoke the feeling that the home has been lived in and enjoyed for many years. In lieu of a traditional sofa, the client chose four glider-swivel chairs in order to allow for maneuvering one's seat to capture views in all directions.



The spectacular ocean view from the kitchen sink is liable to make even the most reluctant dishwasher smile. Keeping with the light, bright vibe, this elegant, yet relaxed kitchen is the home's true gathering place. The client selected the stunning mystery white marble countertop with a 3" mitered edge to ground the large island, while the 48" Thermador range comes in handy when cooking and entertaining. The homeowners especially love the way the Thermador panel-ready fridge and dishwasher make the kitchen feel larger in size.

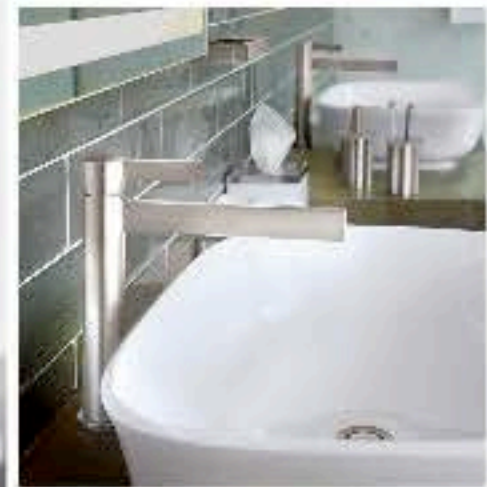
As for the dining area, it's the perfect spot to take in the phenomenal sunsets overlooking the panoramic Preserve. The adjacent wine room was custom designed for true wine aficionados. Two-hundred-year-old reclaimed doors from the south of France add just the right touch of character, while the wooden table also serves as a conversation piece as each wine glass stain tells a story.

Photos by Jessie Press Photography and courtesy of Nesting Place Interiors.

RayWare HARDWARE

Established 1939

PURVEYOR of
FINE HARDWARE,
PLUMBING and
LIGHTING FIXTURES



4048 Herschel Street
Jacksonville, FL 32205
rayware.com • 904.389.6659 • info@rayware.com


California Faucets[®]
Custom Faucetry

Boulevard Real Estate Trends

So, after seeing the interiors of these extraordinary homes, think you'd like to pop for such an abode? You might be interested to learn what present property values fetch on Northeast Florida's most prestigious street.

According to the Northeast Florida Association of Realtor's data, there were 35 active listings or sold properties on Ponte Vedra Boulevard within St. Johns County for the one-year period preceding December 2018. This includes both undeveloped lots and existing construction.

During this time, home prices along the Boulevard varied dramatically from \$3.1 to \$13.4 million, with a preponderance of pricing in the high \$3 million to \$7 million range. Obviously, manifold factors impact valuation, including location upon the oceanfront (east) side of the Boulevard or non-oceanfront (west) side, home size, age and caliber of construction being but a few.

One interesting trend we noted, however, was that of there being a significant variation in property values dependent upon the particular stretch of Boulevard a property occupies, in spite of the street's relatively short length. Seeking to better understand, we spoke with Realtor Kim Martin-Fisher who, according to the data analyzed, was the leading producer on the Boulevard.

Underscoring the importance of location, Martin-Fisher provided a comparison of undeveloped, oceanfront lots. While a 100-foot-wide lot in the 300-400 block of Ponte Vedra Boulevard



may sell for upwards of \$4 million, valuation further south (before Mickler's Landing, for example, such as in the 900-1000 block), where oceanfront lots range from 150 to 200 feet wide — and wider — will sell beginning closer to the \$3.5 million range, in spite of the larger lot frontage.

No matter the address, home prices along Ponte Vedra Boulevard continue to increase as no doubt fueled by the investment in spectacular custom homes and interiors just like these. ☽



BARCLAY BUTERA

Home Furnishings | Design Services | Flooring
Accessories | Wall Décor | Bedding


LOTT'S FURNITURE
= EST. 1947 =

Visit us at our new location in Fernandina Beach
2110 Sadler Square | Fernandina Beach, FL | 904.261.6333
401 Mary Street | Waycross, GA | 912.283.6350

lottsurniture.com

