

1201 Turtle Hill Circle
Ponte Vedra Beach, FL 32082
Features & Upgrades

Custom Floor Plan maximizes Marsh Views – over \$200,000 in upgrades/updates

Interior

- Second Floor Living Room, Dining Room, Kitchen and Breakfast Room
- Two Master Bedroom Suites, one on each floor (downstairs could be an in-law suite)
- First Floor Game Room, 3rd Bedroom, and Office or 4th Bedroom – Murphy Bed conveys!
- 3.5 Baths with raised counters in all baths
- 2-Story Foyer
- Recessed Lighting
- Custom Window Coverings
- High Ceilings; Tray ceilings in Master Bedroom, nook and living areas
- Granite Countertops and Stainless Steel appliances in kitchen with a tile and marble back splash
- Upgraded kitchen cabinets (42”) with pots and pans drawers
- GE Profile Refrigerator, GE Profile Oven, GE Triton XL Dishwasher, GE Spacemaker Microwave, GE Cafe Gas Range (2015)
- Upgraded cabinets (42”) & granite countertop in Laundry Room (convenient upstairs Laundry Room)
- Gas Fireplace with shell stone surround
- Crown molding throughout
- Double Pane/Storm Windows
- Security System
- Game Room features a silestone wet bar with stainless steel sink, 2 refrigerator drawers and a Fisher Paykel dishwasher
- Custom Closet Organizers in all bedroom closets and pantry
- Jetted tub in Master Bathroom
- Wired for sound
- Circulating Hot Water Pump for Upstairs Shower – February 2013
- House Painted – 2013
- Real Hardwood floors on bottom floor and upstairs Master Bedroom – 2014
- Hot Water Heater – 2016

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Exterior & Garage

- Irrigation System
- ~300 sq. ft. covered balcony and ~300 sq. ft. lanai overlooking the marsh providing views of the Intracoastal Waterway and Flagler College in downtown St. Augustine-great views of 4th of July Fireworks!
- Built-in gas grill on upper lanai
- 8' Tall Garage Door
- Extra deep garage with premium cabinets and workbench
- Insulated garage and pull down staircase with storage above garage
- Tech Shield radiant barrier sheathing to reduce energy costs by keeping the attic cooler
- Water softener (July 2014) and utility sink in garage
- Impasse termite system to prevent penetration and utility and pipes
- 90% of lower roof replace April 2017
- Paver Driveway – December 2013
- New A/C units – June 2014 and March 2015 with 10-year transferable warranty
- Foundation stabilization with Helical Pierings on backside of house in Feb/Mar 2016
- Covered Balcony and downstairs lanai decorated with SprayCrete – March 2016
- Clear Impression window tint to minimize glare, reduce cooling costs and prevent furniture fading