

# \$8,999,999 - 1074 Ponte Vedra Blvd, Ponte Vedra Beach

MLS® #1142826

**\$8,999,999**

3 Bedroom, 5.00 Bathroom, 3,318 sqft  
Single Family Residence

**\*\*verifying Subd\*\***, Ponte Vedra Beach, Florida

Imagine...residing in your own private 8.5-acre playground paradise of windswept live oaks and winding streams nurtured by a cascading rock formation waterfall complemented by breathtaking Florida marsh and river views--all spectacularly positioned in the heart of Ponte Vedra, Florida. Welcome to your secluded sanctuary--a once-in-a-lifetime opportunity to own an expansive tropical oasis of lush Florida native foliage, coquina boulder landscaping, a private island with a sitting area and a fire pit surrounded by a koi-stocked pond, and four well-built and thoughtfully-designed resort-like buildings. Nestled between the coastal-hugging Ponte Vedra Boulevard and winding Guana River, a gated entrance begins your 1,019-foot journey along a naturally landscaped driveway accentuated by coquina and bulkhead lumber. Your drive passes by hidden gravel and slabbed walkways that surround the property leading to wondrous discoveries such as idyllic streams and sitting spots, paver firepit spaces, tranquil hammock settings, a dock overlooking the Guana River, and a 2-story observation deck.

## YOUR MAIN HOME

As you make the final bend of your scenic drive, you'll be astounded by the 2009-built masterpiece of the property, 2,218 square foot, 2 bedroom, 2.5 bath log cabin with wraparound porches and a breathtaking waterfall just steps from the front door.



This primary home is entirely upgraded with top-of-the-line trimmings:

Metal Roof

Wrap Around Porches

Functional Dormers

A Floor to Ceiling Stone Wood-Burning

Fireplace Accented by a Custom Woven-Wood Mantle

Wood Planked Interior Walls and Ceilings

Full Kitchen with Wood Cabinetry with Glass Doors, and Granite Countertops

Breakfast Nook Overlooking the Natural Florida Landscaping

Exposed Ceiling Wood Beams

Owners' Suite Downstairs with Luxury Bath and Granite Countertops

Laundry Room with Tub and Cabinetry

½ bath with Custom Log Pedestal and Inlaid Vessel Bowl

Owners Bath with Custom Shower

Upstairs Loft with 2nd Bedroom, a Luxury

Bath, and Large Family Recreational Room

Hurricane Shutter Hardware for Each Window

## YOUR GUEST HOME

Just down a scenic path, you'll find the guest home, a perfect sanctuary for extended family members, friends, and colleagues. Built in 2013, this 2-story, 1,100 square foot, 1 bedroom, 1.5-bathroom home spares no expense in luxury living.

3 Car Oversized Garage with Work Benches

Porches on the 2nd Floor and a 3rd Level Observation Deck

Screened Patio that Serves as a Private Entrance to the Bedroom

Pristine Bathroom with Stand Alone Soaking Tub

Metal Roof

Large Family Room/Dining Room Combination

Entertainment Center with Built-in Cabinets  
with Bookshelves, and Media Equipment  
Custom Window Treatments  
Fully Equipped Kitchen with Granite  
Countertops and Custom Cabinets  
Breakfast Bar  
Stainless Appliances  
Custom Ceilings with Stylish Treatments

#### YOUR PRIVATE OFFICE(S)

A scenic stroll along the koi pond draws you to an inspiration-generating workspace building showcasing two individual offices. This office suite would be ideal for conducting business from home, converting to endless specialty uses such as a college-study library, craft and hobby room, or a children's retreat.

Separate Garage Space with Double Barn  
Doors

Outdoor Deck Overlooking Koi Pond  
Compatible with the Latest Technology

#### YOUR CUSTOM-BUILT WILDLIFE ENCLOSURE

A leisurely stroll takes you to a uniquely created structure used to house outdoor pets, birds, and exotic wildlife. This wooden building features surrounding stainless steel wire mesh, heavy-duty birdcages, and a large, decorative oak tree stump that provides a naturally realistic ambiance.

#### YOUR INCREDIBLE OPPORTUNITY

This distinctive property is perfect for multiple uses:

A Primary Resort-Like Home

A Privately-Owned Vacation Retreat

A Family Enclave

Two gated entrances provide a haven where you'll enjoy peace of mind security and privacy.

The location offers the best of many worlds. While surrounded by multimillion-dollar properties in one of the most desirable locations in the country, you'll feel secluded in your privately owned Ponte Vedra oasis. Within minutes, you can have your feet in the white sands of Ponte Vedra Beach. Fine dining and boutique shopping are a moments' drive North and South.

Endless possibilities exist to tailor the grounds to your lifestyle and desires. This estate could also accommodate additional custom-built structures.

Built in 2009

### **Essential Information**

MLS® #	1142826
Price	\$8,999,999
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,318
Year Built	2009
Type	Single Family Residence
Style	Multi Generational, Log Home
Status	Active

### **Community Information**

Address	1074 Ponte Vedra Blvd
Area	261-ponte Vedra Bch-s Of Corona-e Of A1a/lake Pv
Subdivision	**verifying Subd**
City	Ponte Vedra Beach
County	St. Johns
State	Florida
Zip Code	32082

### **Amenities**

Amenities	Dock/Pier, RV/Boat Parking
Utilities	Cable - Available, Water - Public
Parking Spaces	3
Parking	3+ Car Space, Garage Door Opener, RV / Boat Parking, Oversize Gar/Storage
Is Waterfront	Yes
Waterfront	Riverfront, Man Made Lake/Pond
Pool	No Pool

### **Interior**

Interior Features	Ceiling 8+ Ft., Walk-in-Closet(s), Window Treatment(s), Thermal Window(s), French Door(s), Wood Floors, Built-in-Bookshelves, Double Paned Windows
Appliances	Dishwasher, Microwave, Range Electric, Refrigerator, Self Cleaning Oven, Washer/Dryer Connect, Disposer
Heating	Central Heating
Cooling	Central Cooling
Fireplace	Yes
Fireplaces	1 Fireplace, Wood Burning Frplc, Stone Fireplace, Frplc-Fam Rm/Den/Gr
# of Stories	2

### **Exterior**

Exterior	See Remarks
Exterior Features	Dock/Pier, Gazebo, Bulkhead, Porch - Screen, Deck-Wood-Screened, Landscape Lighting, Other Building(s), Porch - Wrap Around
Lot Description	Wooded
Roof	Metal Roof

### **Additional Information**

Days on Market	67
Zoning	Residential, Multi-Family
HOA Fees	0.00

### **Listing Details**

Listing Office	ASSIST2SELL FULL SERVICE REALTY LLC.
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Listing information last updated on January 27th, 2022 at 5:53pm EST