

1314 ARDMORE STREET, ST. AUGUSTINE, FL 32092

FEATURES/UPGRADES

Hot Water HEATER replaced 2024
New roof replaced 2018
New pump on sprinkler replaced 2026.

Water Softener: owned

External dusk to dawn lighting: Garage, Walkway, Back Yard

Replaced Garage Door spring & opener 2015

Main drain pipe replaced from house to sewers replaced during ownership
Lawn Service: Fairway Lawns (great company)
Trash pick-up: Garbage Sunday night, Recycle & Yard Waste Monday night

INTERIOR:

Double Paned Windows throughout and includes all blinds and shades

Triple sliding patio door with window dressing

Front Screen Door can be window or screen (pull down)

Jack and Jill Bathroom - new marble counter & backsplash

Main Area and Hallway - new hardwood flooring

Tile in both bathroom and laundry room

Kitchen was completely redesigned with new cabinets, Cambria Granite countertop, Travertine backsplash, pull out pantry and soft close drawers/cabinets in 2015

Maytag Dishwasher, Double Oven Convection & Microwave new/installed 2015

LG Refrigerator new in 2022

Note: all kitchen appliances are stainless steel

10-year TRANSFERABLE WARRANTY on these items:
All new duct work in attic including Air Scrubbers (2025)
All new A/C and Heat Pump
New insulation added to entire attic

HOA Fees for 2026 \$320.00 PER YEAR!

PACETTI BAY PARK COMING SOON!

St. John's County approved 1.2 million construction contract for new Pacetti Bay Park!

Park will include:

- Dog Park with splash pond
- Basketball Court
- Playground
- Pavillion
- Walking Trail & Sidewalk
- Athletic Field
- Bocce Ball Court

For more info, visit www.sjcfi.us