



## Atlantica Isles at Beachwalk

439 Rum Runner Way St Johns, FL 32259

CDD BOND PAID OFF Only \$1,253.28/ year in O&M

HOA FEE: \$1,660 / Quarter

Homeowners Insurance + Roof

Atlantica Isles Electric Gates

Common Areas Maintenance

Exterior Home Maintenance + All Landscaping (front & back), All Irrigation,  
Exterior Pest Control, Annual Termite Bond

BEACHWALK CLUB: \$315 Monthly

14-Acre Crystal Lagoon with use of Paddleboards, Kayaks, Swim up bar,  
Water slides & lagoon & common area maintenance

12,000 Sq.Ft. Private Clubhouse + Restaurant & Bar Kids Club +  
Playground, 24 Hour Fitness Center w/ Locker Rooms

Six Har-Tru Clay Tennis Courts TPC 18-hole Putting Green Laguna Dog  
Splash Parks

BEACHWALK: \$5000 one-time initiation fee to Beachwalk Club

**Debbie da Silva**

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**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA NETWORK  
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