

Where the Oaks Meet the Water

940454 Old Nassauville Road, Fernandina Beach, Florida | Offered at \$1,899,999

A custom waterfront home on Christopher Creek, built in 2022, with a private dock, a heated saltwater pool, and no HOA telling you how to enjoy either one.



By Jordan Gallup, The Gallup Group at Christie's International Real Estate First Coast

Most people spend their whole lives trying to get closer to the water. They book the rental. They drive to the boat ramp before sunrise. They pay for the slip, the storage, the parking. Then they pack up and drive home.

At 940454 Old Nassauville Road, you're already home.

The Setting

Old Nassauville Road is the kind of drive that makes you slow down on purpose. Live oaks lean over the pavement, the marsh opens up between the trees, and the noise of A1A fades behind you. Pull into the circular drive and you'll find the house sitting on 0.8 of an

acre beneath a canopy of mature oaks, with Christopher Creek waiting on the other side. This isn't a lot that was scraped to the dirt and filled with a builder plan. The oaks stayed. The house was built around them. That one decision tells you a lot about everything else here.



The Morning

Sunrise is the main event. The light comes up over the water, the creek goes gold, and if you're lucky, a pod of dolphins rolls past the dock before your coffee is ready.

And your coffee will be ready. The kitchen has a dedicated espresso bar on its own dual 20 amp circuit. Nobody adds that by accident. Somebody who builds a house like this thinks about how the morning actually feels.

Take the cup down to the private dock. There's a floating dock too, with water and electric service, so the kayak, the paddleboard, or the skiff are a few steps from the back door. Manatees drift through. Herons work the shoreline. You are not visiting the water here. You're living on it.



Inside

The home is a single story ranch: four bedrooms, three baths, 2,859 square feet, completed in 2022. The ceilings soar, and the architectural details are warm instead of cold and showroom stiff.



The chef's kitchen is built for people who cook. Soft close cabinetry, a marble backsplash, a gas cooktop running on propane, and a real pantry. The primary suite is the retreat at the end of the day, with an air jetted soaking tub that turns a long week into a short memory.



The floor plan also gives guests their own space, which matters more than you think when friends or family come to stay for the week instead of the weekend. And with ethernet wired to every room, working from here doesn't mean fighting the WiFi. It means a Zoom call at 2 and a paddle at 4.

The Afternoon

This home was designed for living outside. The covered lanai opens to a saltwater pool, fenced and heated with an electric heat pump, so swim season doesn't end when the calendar says it should. There's an outdoor shower for when you come in from the boat.



Then the afternoon sea breeze rolls in off the water, which is exactly when you'll understand why people move to Amelia Island and never leave.

The Evening

As the light goes, light the outdoor wood burning fireplace. Pour something cold. Listen to the creek.



And notice what you're not doing: swatting mosquitoes. The property has a Mosquito Nix system, the kind of detail that only sounds small to people who have never spent a summer night on the water in Northeast Florida.

The Things You Don't See

The best homes are just as impressive in the parts nobody photographs.

- **Propane tankless water heater** for hot water that doesn't run out
- **Generator prewire** already in place for storm season
- **No HOA.** Your dock, your boat, your rules
- **Outside a designated flood hazard zone**, according to the listing
- **Two car garage** plus additional parking and a circular drive

Newer construction. A private dock. No HOA. Outside a flood hazard zone. On the water in Nassau County, finding all of that in one property is the hard part. This one already did the work.

By the Numbers

- **Price:** \$1,899,999
- **Bedrooms:** 4
- **Bathrooms:** 3
- **Living area:** 2,859 sq ft, single story
- **Lot:** 0.8 acre on Christopher Creek
- **Built:** 2022
- **Waterfront:** Private dock and floating dock with water and electric
- **Pool:** In ground, saltwater, heated, fenced
- **MLS:** 2147739



See It in Person

Photos can show you the oaks and the water. They can't give you the breeze, the quiet, or the moment a dolphin surfaces off your own dock. That part you have to experience.

Private showings are available by appointment.

Jordan Gallup The Gallup Group | Christie's International Real Estate First Coast
904.760.9393 | Jordan.Gallup@cirefc.com

All information is deemed reliable but not guaranteed. Buyers should independently verify all details, including square footage, lot size, flood zone designation, and waterway access.