

YOUR GUIDE TO OUR SERVICES AND RELOCATING TO THE AREA



FLORIDA'S EAST COAST LIVING

NORTHEAST FLORIDA EDITION

— A B A S E P U B L I C A T I O N —

ONE | **Sotheby's**
INTERNATIONAL REALTY



cascade

where luxury meets nature.

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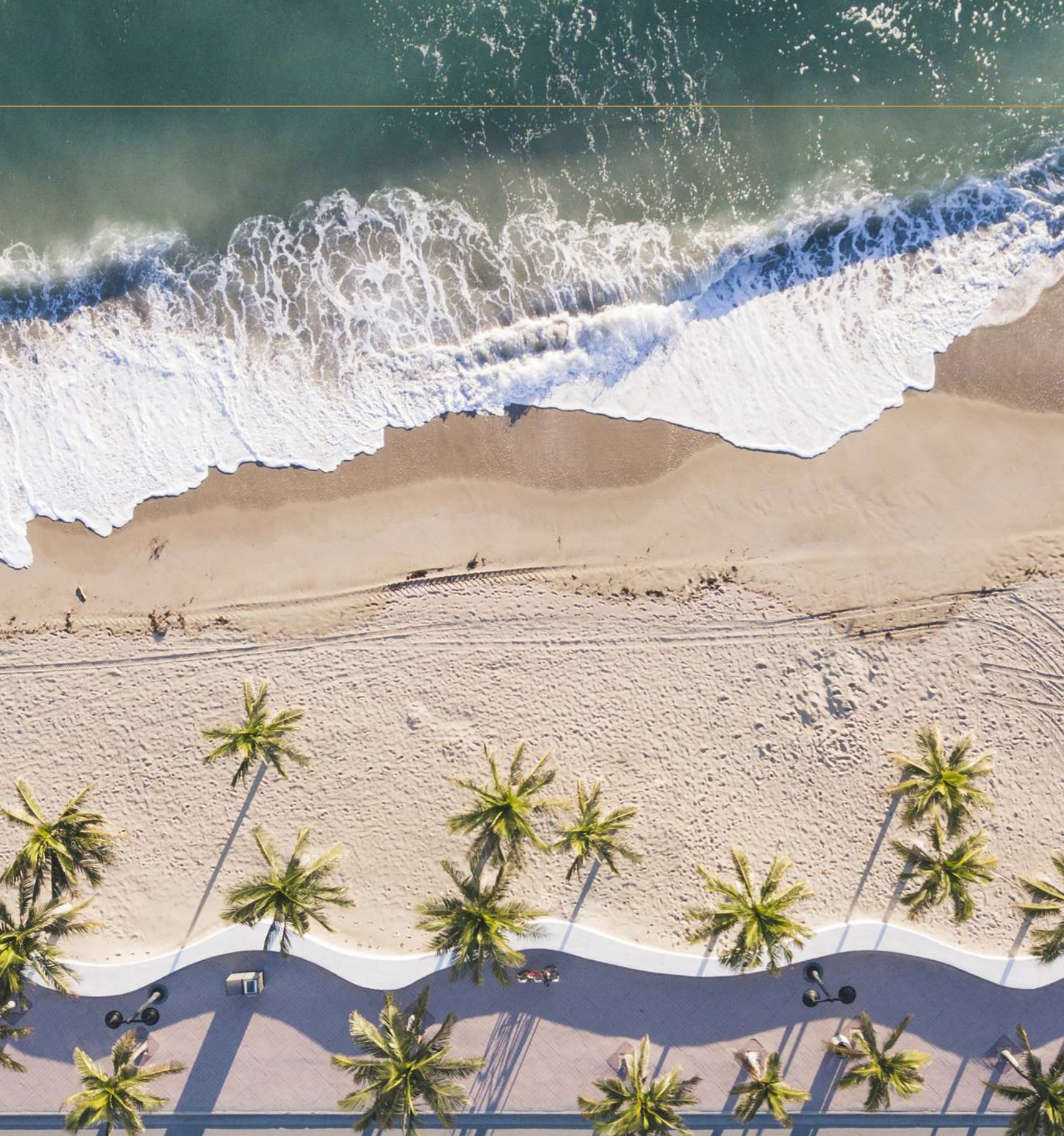
At Cascade Outdoor Design, we are passionate about environmental sustainability and promote the use of eco-friendly materials and designs. Our team collaborates with you every step of the way to create a sustainable outdoor space that not only looks stunning but also enhances the natural Northeast Florida environment.



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cascadeoutdoordesign.com





Welcome to Florida's East Coast

As you embark on the pursuit of your dream life on Florida's East Coast, you need partners on the journey who take the time to understand you and your goals. Our relocation guide is meticulously crafted to be your supportive resource in this endeavor.

Florida's East Coast offers unique opportunities and experiences. Whether you seek the vibrant energy of a bustling city, the tranquility of beachfront living or the serenity of a picturesque suburban community, we are dedicated to helping you discover the perfect place to call home. As you explore the pages of this guide, envision the possibilities that await you. Allow us to be your guiding light to a life of fulfillment on Florida's East Coast – a life where you are not just a resident but an integral part of a vibrant and diverse community.

At ONE Sotheby's International Realty, we understand the importance of real estate decisions, whether it's your first home or forever home. Our team of professionals is committed to understanding your preferences, aspirations and priorities. With unrivaled expertise in our local markets and access to a true global network, we take pride in giving extraordinary lives a home to thrive.

Sincerely,

Mayi de la Vega

Founder and CEO
ONE Sotheby's International Realty

ONE | **Sotheby's**
INTERNATIONAL REALTY

PROUD PUBLISHERS OF

B A S E EXPERIENCES *hitched* DISCOVER HALŌ



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ONE | Sotheby's
INTERNATIONAL REALTY

A legacy of real estate,
a mastery of real estate
marketing.

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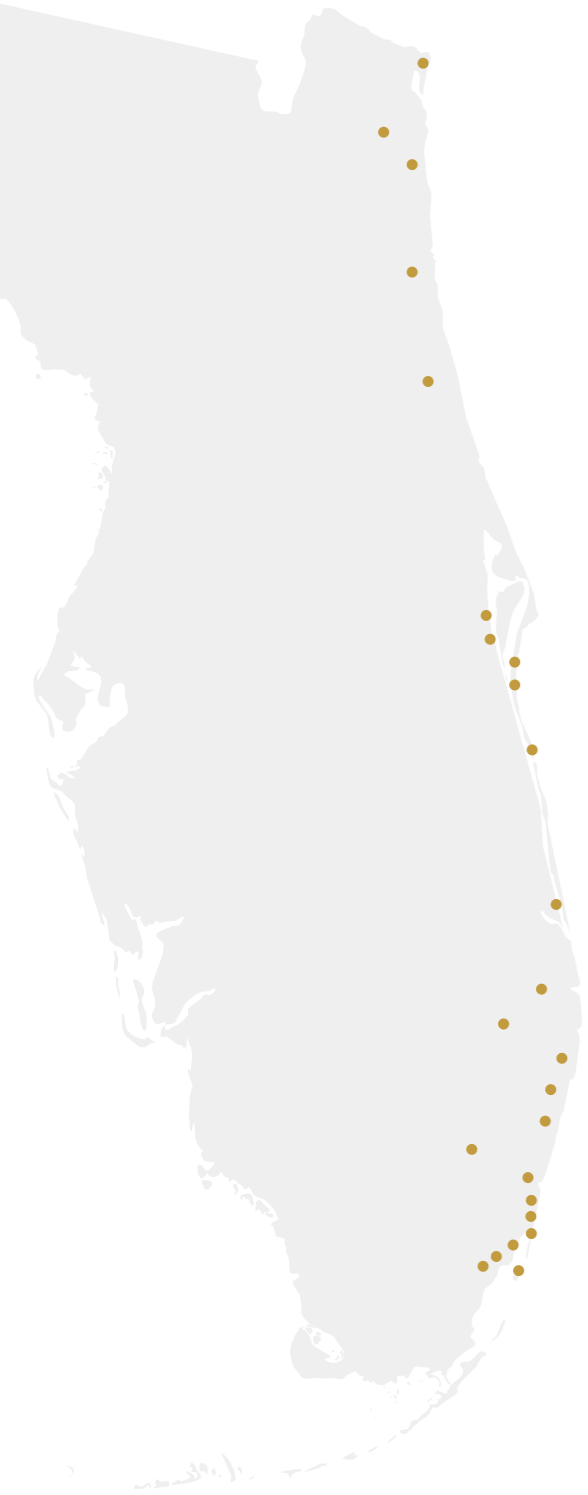


A legacy of real estate, a mastery of real estate marketing.

ONE Sotheby's International Realty is the premier source for luxury real estate and development opportunities along Florida's East Coast, with 30 offices spanning from Miami to Amelia Island. Since its inception in 2008, ONE Sotheby's International Realty has recruited over 1,300 of the world's most passionate and committed associates and has been voted the Best Luxury Real Estate Brokerage in Florida, USA by *Luxury Lifestyle Awards*.

For more than 250 years, the Sotheby's name has exemplified the promise of a life well lived, and ONE Sotheby's International Realty's direct affiliation with Sotheby's and Sotheby's International Realty® has offered the company unparalleled global reach. This unique connection provides immense advantages to buyers and sellers as they receive prime exposure to a network of more than 26,500 associates in more than 84 countries and territories.

Our local real estate inventory includes a range of single-family homes, condominiums, townhomes, villas and more. In addition to its luxury brokerage division, the firm boasts a development division representing some of Florida's most sought-after and prestigious new developments with a total inventory of over \$3 billion. With a network of dedicated professionals supported by a global brand renowned for its legacy of unsurpassed quality, value and trust, ONE Sotheby's International Realty is dedicated to giving extraordinary lives a home to thrive.



We are the leaders in luxury real estate along Florida's East Coast.

Since our inception in 2008, ONE Sotheby's International Realty has built a notable presence along Florida's East Coast with 30 offices spanning from Miami to Amelia Island. Our dedicated real estate professionals are experts in their local markets, backed by a global reach that transcends countries and cities like no other brokerage. With a reputation for passion, trust and unsurpassed service, ONE Sotheby's International Realty is dedicated to giving extraordinary lives a home to thrive.

| | | |
|-----------|-----------|------------------|
| 11 | 30 | 1,300+ |
| COUNTIES | OFFICES | SALES ASSOCIATES |



Our offices

- | | |
|--------------------|-----------------------|
| CORAL GABLES | JUPITER |
| COCONUT GROVE | STUART |
| KEY BISCAYNE | VERO BEACH |
| BRICKELL | MELBOURNE BEACH |
| MIAMI BEACH | INDIALANTIC |
| SURFSIDE | MELBOURNE HARBOR CITY |
| SUNNY ISLES | SUNTREE |
| AVENTURA | COCOA VILLAGE |
| WESTON | PALM COAST |
| FORT LAUDERDALE | ST. AUGUSTINE |
| BOCA RATON | PONTE VEDRA BEACH |
| DELRAY BEACH | JACKSONVILLE |
| PALM BEACH GARDENS | AMELIA ISLAND |

Contact us

786.453.3170
info@onesothebysrealty.com



Connected to the world of Sotheby's



HISTORICALLY REMARKABLE

For three centuries, the Sotheby's name has been synonymous with the exceptional. A name that not only represents the most prized possessions in the world but decides them. As real estate's most trusted brand, the Sotheby's name alone opens the most prestigious doors, creating opportunities and connecting affluent sellers and buyers worldwide.

At ONE Sotheby's International Realty, our deep-rooted connection with this history distinguishes us within the industry. This outstanding alliance of marketing efforts presents our properties to the esteemed clientele of our parent brand. Building on the centuries-long reputation of the Sotheby's Auction House, established in 1744, the Sotheby's International Realty brand is recognized globally and our legacy of quality service and expertise is unmatched.

Notables & Quotables

#1

**VOTED BEST LUXURY BROKERAGE
IN FLORIDA IN 2022 & 2023**

By Luxury Lifestyle Magazine

#1

GROWTH LEADER NATIONWIDE

The largest sales volume increase
among franchised brokerages by T360

#1

**VOTED BEST BROKERAGE
WEBSITE IN 2022**

By South Florida Agent Magazine

8x

**AWARD-WINNING
MARKETING POWERHOUSE**



**RECOGNIZED AS ONE OF THE
FASTEST-GROWING PRIVATE
COMPANIES IN THE
UNITED STATES**

By Inc 5000, 2023

**SOUTH FLORIDA
BUSINESS JOURNAL**

**RECOGNIZED AS ONE OF
THE FASTEST-GROWING
PRIVATE COMPANIES IN
SOUTH FLORIDA**

By South Florida Business Journal, 2023



Sell Your Property

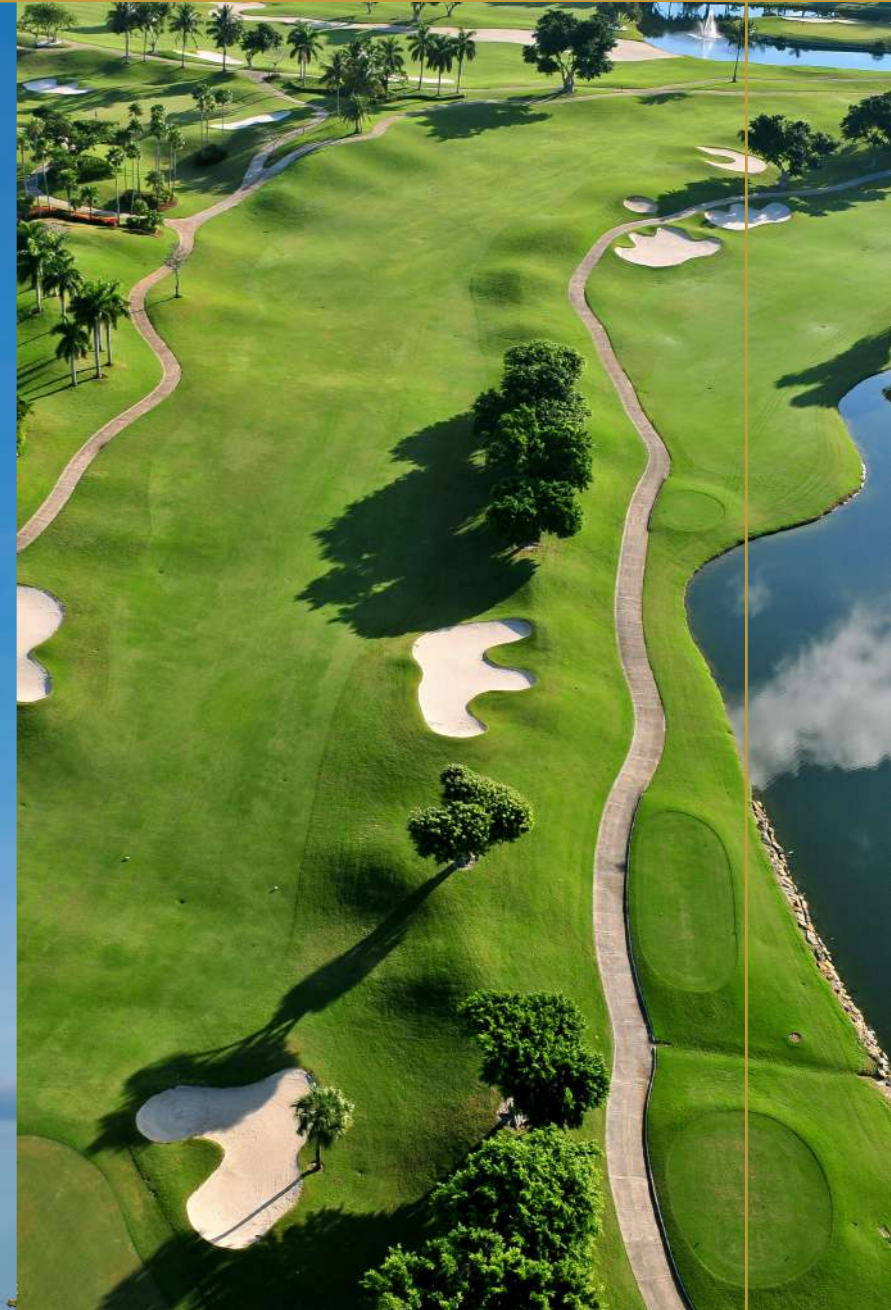
Our ability to market and sell every home with unrivaled expertise ensures that our clients receive nothing but the most exceptional level of service and care at every stage of the transaction. We provide an experience that is seamless, efficient and memorable.

CHOOSE EXPERTISE



Discover Your *Ideal Lifestyle*

Our vision is to artfully unite extraordinary properties with extraordinary lives with a keen understanding that a home is more than a structure. A home should appeal to your every need and also be conducive to a lifestyle that is uniquely yours. Begin your home search by identifying the lifestyle that truly drives you and we will take care of the rest.





01 BEACHFRONT LIVING

While beach access is the norm throughout the Sunshine State, a privileged few can call the pristine beaches along Northeast Florida their private backyard. Whether enjoyed from an intimate beachfront condo or a private home on the sand, no one can deny the value of a beachfront lifestyle here.

02 LUXURY CONDO LIVING

An exquisite ocean view is not rare along Florida's Northeast Coast, and there's no better way to enjoy it than from the comfort of your own luxury condo. Homes in the sky with all the amenities and privacy in the world can only be offered by the most extraordinary condominiums. Experience luxury at its highest level from a selection of exclusive condos.



03 GATED COMMUNITIES

Gated communities provide privacy and peace of mind. Whether you are seeking security or your ideal home, gated communities will offer it all. From Jacksonville to Ponte Vedra to Palm Coast, gated communities in Northeast Florida are as abundant as they are varied.

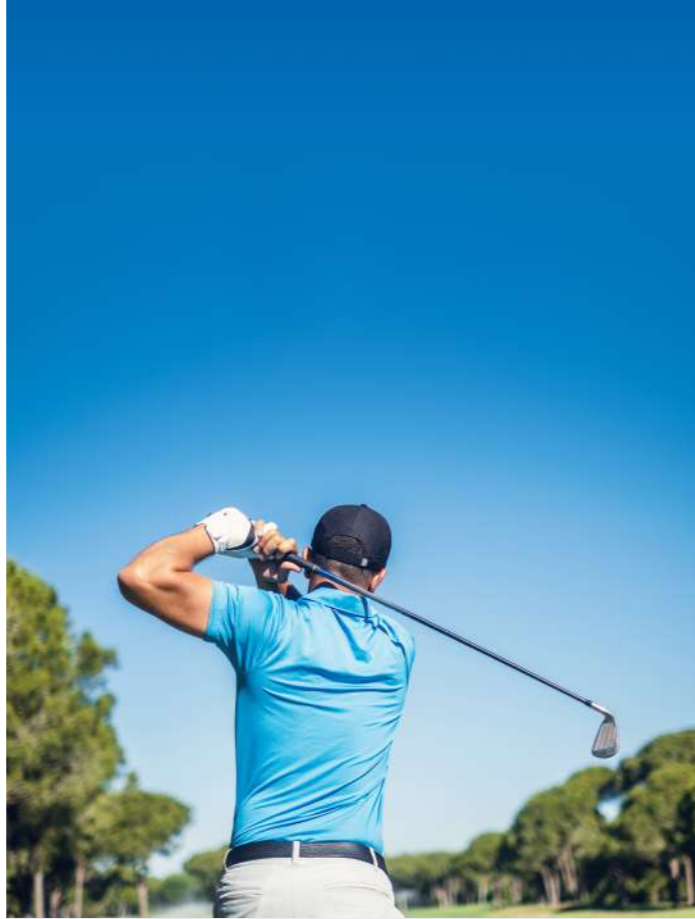
04 THE YACHTING LIFESTYLE

From Nassau County to Flagler County, many homes along Northeast Florida offer expansive water views and allow you to fully experience the lifestyle with convenient docking right in your backyard. Considered one of the best states to own a boat, Florida homes offer endless entertainment options on the water. Whether you are enjoying the sea, bay, or canals, our local waterfront lifestyle is second to none.



05 THE GOLF LIFESTYLE

There is nothing like an afternoon on the green to unwind and build relationships. From TPC Sawgrass in Ponte Vedra to Hammock Dunes Club in Palm Coast, Northeast Florida is an exceptional place to golf with ideal weather year-round. Many communities offer homes with special golf course access and membership perks to their exclusive clubs. Florida is a top destination for the golf enthusiast, featuring luxurious resorts with inventive courses and extraordinary views.



07 SENIOR LIVING

Maintain an active lifestyle with low-maintenance living in one of Northeast Florida's various adult living communities reserved exclusively for those above the age of 55. Whether you are looking to downsize or simply looking to build a life with other like-minded individuals, enjoy the benefits of these various homes.



06 THE RACKET SPORT LIFESTYLE

Widely played in Northeast Florida, racket sports are popular with residents of all ages. Many professional athletes are based in the area due to its great weather, which allows for outdoor practice year-round. Sports such as tennis, pickleball, and padel tennis have developed a substantial following and draw large crowds.



08 THE EQUESTRIAN LIFESTYLE

The equestrian lifestyle is alive and well in Northeast Florida, with Jacksonville Equestrian Center operating with the highest professional standards providing practice and training facilities for all riders.



Our Communities in Northeast Florida

[ONESOTHEBYSREALTY.COM](https://www.onesothebysrealty.com)

Nassau County

POPULATION 97,899+

Along the Atlantic Ocean and Interstate 95 lies Florida's northeasternmost county, Nassau County. While part of the Jacksonville metropolitan area, the county doesn't have a significant metropolitan presence. Instead, residents enjoy more rural surroundings than those offered in other areas near Jacksonville.

Nassau County is a nature lover's paradise. It is home to the famous Amelia Island, a barrier island complete with rich history, outdoor adventure, fascinating wildlife and gorgeous beaches. Elsewhere in the county, locals and visitors alike enjoy access to a championship golf course, scenic rivers, watersport excursions and so much more.

The county seat is the charming city of Fernandina Beach. While small, it offers plenty to do and see. The historic downtown boasts historical sights, excellent dining and great shopping. Once a Victorian seaport village, the architecture here reflects a fascinating history waiting to be discovered.

Restaurants

Salt saltonthewater.com

España Restaurant & Tapas www.espanaamelia.com

Le Clos leclos.com

Burlingame Restaurant burlingamerestaurant.com

29 South akarisushifl.com

David's Restaurant & Lounge ameliaislanddavids.com

Medical

Baptist Medical Center baptistjax.com

Beaches

+ FERNANDINA BEACH

+ AMERICAN BEACH

+ PETERS POINT BEACHFRONT PARK

+ NEPTUNE BEACH

+ DRIFTWOOD BEACH

Schools

Bryceville nassau.k12.fl.us/Domain/16

Callahan Intermediate nassau.k12.fl.us/Domain/18

Emma Love Hardee nassau.k12.fl.us/Domain/9

Hilliard nassau.k12.fl.us/Domain/22

Yulee nassau.k12.fl.us/Domain/15

Fernandina Beach nassau.k12.fl.us/Domain/10

Amelia Island

It is often said that Amelia Island is one of Florida's "best-kept secrets." After a visit to this 13-mile-long, two-mile-wide stretch of barrier island, you may understand why. Unlike the typical beach town, Amelia Island boasts a cooler, more seasonal climate, deep harbor waters and an enviable history rendering it one of the state's most distinctive and enthralling destinations. This coastal city at the northernmost tip of the state is a contender among its neighboring cities for setting down roots. The local economy comprises strong professional services, manufacturing, government, retail and hospitality industries, as well as thriving year-round tourism.

HISTORIC PORT CITY | ABUNDANT WILDLIFE

Surrounded by the Atlantic to the east, Intracoastal waters to the west, Cumberland Sound at the northernmost tip of the island, and the powerful currents of Nassau Sound embracing its southern border, this seaport island boasts breathtaking coastal beach scenery. There are a multitude of watersport activities such as boating, fishing, surfing, swimming and kayaking. In addition to biking and walking on the sandy shores, horseback riding is also allowed on most beaches. Easily accessible, Appalachian quartz beaches and sand dunes cover the perimeter, and 10% of the island consists of nature preserves.



Duval County

POPULATION 995,567+

This 875-square-mile county is one of the most populous in all of Florida. Residents here enjoy a predominantly urban lifestyle, with major cities such as Neptune Beach, Atlantic Beach and Jacksonville calling Duval County home. It offers easy access to other major US cities from Jacksonville International Airport, and is a great spot for families and young professionals looking to relocate.

Duval is best known for its county seat, the vibrant city of Jacksonville. Here, locals and visitors are welcomed by a diverse cultural scene. Besides great nightlife, dining and shopping, the city is well known for its art, from live performances and film history to fantastic museums and galleries. Jacksonville also boasts America's largest urban park system, offering residents access to outdoor recreation without leaving the metropolitan area. Another huge appeal to real estate investors, the city has one of the lowest costs of living of any of the nation's major cities. Whether clients are purchasing a first property here or investing in a second home, the real estate market in Duval County offers a wide variety of opportunities. It is truly the perfect place on Florida's northeast coast for anybody seeking a blend of metropolitan excitement and coastal beauty.

Restaurants

The Capital Grille thecapitalgrille.com

13 Gypsies 13gypsies.com

River & Post riverandpostjax.com

Gilbert's Underground Kitchen
undergroundkitchen.co

Hawkers Asian Street Fare
eathawkers.com

The Bearded Pig
thebeardedpigbbq.com

Schools

Bishop Kenny bishopkenny.org

Bishop John J. Snyder bishopsnyder.org

The Bolles School Episcopal bolles.org

Harvest Community hcsjax.org

Providence prov.org

Seacoast Christian University Christian scajax.org

Atlantic Beach dcps.duvalschools.org/abe

Bartram Springs dcps.duvalschools.org/bartramsprings

Chet's Creek dcps.duvalschools.org/CCE

Hendricks Avenue dcps.duvalschools.org/hendricks

J. Allen Axson dcps.duvalschools.org/JAA

Jacksonville Beach dcps.duvalschools.org/jbe

John Stockton dcps.duvalschools.org/stockton

Kernan Trail dcps.duvalschools.org/kernantrail

Neptune Beach Elementary dcps.duvalschools.org/nbe

New Berlin dcps.duvalschools.org/newberlin

Darnell-Cookman School duvalschools.org/darnellcookman

James Weldon Johnson
dcps.duvalschools.org/jwjohnson

Medical

Baptist Medical Center – Beaches
baptistjax.com

Baptist Medical Center – Jacksonville
baptistjax.com

Baptist Medical Center – South
baptistjax.com

Brooks Rehabilitation Hospital
brooksrehab.org

Curahealth Jacksonville
curahealth.com

Mayo Clinic
mayoclinic.org

Memorial Hospital Jacksonville
memorialhospitaljax.com

Naval Hospital Jacksonville
jacksonville.tricare.mil

Nemours Children's Specialty Care
nemours.org

River Point Behavioral Health
riverpointbehavioral.com

St. Vincent's Medical Center – Riverside
jaxhealth.com

St. Vincent's Medical Center – Southside
jaxhealth.com

UF Health Jacksonville
ufhealthjax.org

Beaches

+ ATLANTIC BEACH

+ JACKSONVILLE BEACH

+ NEPTUNE BEACH



Jacksonville

Featuring beaches, cultural attractions and a variety of parks and trails for passionate outdoor enthusiasts, Jacksonville, also known as "JAX" to the locals, appeals to both inquisitive travelers and those looking for a new place to call home. Located in Northeast Florida, a one-hour drive from the state of Georgia's southern border, the city covers extensive ground. With slightly cooler temperatures, Jacksonville represents the "largest city by area in the contiguous United States." Also known as the "River City" due to the mighty St. Johns River flowing through the region, JAX is regarded as the "Bold New City of the South" as a result of consolidation on October 1, 1968.

The area's lifestyle revolves around three bodies of water: the Atlantic, Intra-coastal and St. Johns River. From these waterways spring various outdoor adventures and activities, catering to diverse interests and socioeconomic statuses. The city provides a plethora of other outdoor opportunities too, including boat excursions along the St. Johns River that traverse downtown, and a 3-mile-long river walk adorned with local landmarks. Along this route, you can also find attractions like the Riverside Arts Market.

PARKS, NATURE PRESERVES AND BEACHES

Clay County

POPULATION 226,589+

Southwest of Jacksonville and west of St. Augustine lies Clay County, a natural outdoor paradise offering a mix of rural and suburban living. St. Johns River runs along the county's eastern border, and the region is dotted with scenic undeveloped woodland.

Green Cove Springs, named after local natural springs, is the county seat. This small city is home to several parks, restaurants and museums. Residents seeking a taste of big city life can easily access nearby St. Augustine and Jacksonville from here.

With its small, quiet communities and outdoor offerings, Clay County is the perfect destination for families. Not only that, but there are many healthcare facilities and great schools in the county. When it comes to employment opportunities, the largest industries here include manufacturing, IT, aviation and defense, logistics, and others.

Restaurants

The Loop Pizza Grill thelooprestaurant.com

Mellow Mushroom mellowmushroom.com

Corky Bells Seafood corkybellsseafood.com

Mojo Smokehouse BBQ & Blues
mojobbq.com/mojo-smokehouse

Pan Asian Cuisine
panasiangcs.com

Medical

Kindred Hospital North Florida
khnorthflorida.com

Orange Park Medical Center
orangeparkmedical.com

St. Vincent's Medical Center - Clay County
jaxhealth.com

Beaches

+ VILANO BEACH

+ CRESCENT BEACH

+ DRAYTON ISLAND

Parks

+ CAMP CHOWENWAW PARK

+ EAGLE HARBOR PARK



Schools

Christian Home christianhomeacademy.com

St. Johns Country Day School sjcds.net

Green Cove Springs School
greencovesprings.com

Lake Asbury School lae.myoneclay.net

Oakleaf School ove.myoneclay.net

Fleming Island fih.myoneclay.net

Argyle School aes.myoneclay.net

Keystone Heights School khh.myoneclay.net

Lakeside Elementary School les.myoneclay.net

Oakleaf Village School ove.myoneclay.net

Orange Park School oph.myoneclay.net

Plantation Oaks Elementary poe.myoneclay.net

Ridgeview School rve.myoneclay.net

Robert M. Paterson School pes.myoneclay.net

Thunderbolt School tbe.myoneclay.net

St. Johns County

POPULATION 292,466+

Part of the Jacksonville Metropolitan Area, St. Johns County is a stunning region nestled between the vast Atlantic Ocean to its east and St. Johns River to its west. Ideal for those who seek an outdoor lifestyle within close proximity to urban centers, the county is popular with real estate clients relocating to Florida's Northeast.

With its historic downtown, St. Augustine, the county seat, attracts culture and history lovers. It boasts fascinating architecture, historical sights and brilliant attractions to explore. Beyond this, the city offers great music and dining scenes, recreation opportunities and a friendly small-town atmosphere.

St. Johns County provides the opportunity for rural and suburban living, too. With miles of beaches, two state parks, and renowned golf and tennis resorts, there are several neighborhoods that offer residents easy access to serene nature and outdoor lifestyles. Families find great schools here in St. Johns County, and young professionals enjoy easy commutes to big cities such as Jacksonville.

Beaches

- + FERNANDINA BEACH
- + ST. AUGUSTINE BEACH
- + MICKLER'S BEACHFRONT PARK
- + PONTE VEDRA BEACH
- + VILANO BEACH
- + USINA BEACH

Restaurants

- Collage Restaurant** collageaug.com
- Cap's on the Water** capsonthewater.com
- The Floridian** thefloridianaug.com
- Michael's Tasting Room** michaelssa.com
- Blackfly** blackflytherestaurant.com
- Valley Smoke** valleysmoke.com
- Aqua Grill** aquagrill.net
- Ruth's Christ Steak House** ruthschris.com/ponte-vedra
- Medure** restaurantmedure.com

Schools

- St. Gerard Campus** stgerardcampus.org
- St. Joseph Academy** sjaweb.org
- St. John's Academy** stjohsacademy.com
- Cunningham Creek School** ccs.stjohns.k12.fl.us
- Durbin Creek School** dce.stjohns.k12.fl.us
- Hickory Creek School** hce.stjohns.k12.fl.us
- Julington Creek Elementary** jce.stjohns.k12.fl.us
- Ocean Palms School** ope.stjohns.k12.fl.us
- Patriot Oaks Academy** poa.stjohns.k12.fl.us
- Palm - Valley Rawlings School** pvmkr.stjohns.k12.fl.us
- Valley Ridge Academy** vra.stjohns.k12.fl.us
- Alice B. Landrum Middle School** lms.stjohns.k12.fl.us
- Fruit Cove Middle School** fcs.stjohns.k12.fl.us
- Gamble Rogers Middle School** grms.stjohns.k12.fl.us
- Liberty Pines Academy** lpa.stjohns.k12.fl.us
- Mill Creek Academy** mca.stjohns.k12.fl.us
- Pacetti Bay Middle School** pbm.stjohns.k12.fl.us
- Patriot Oaks Academy** poa.stjohns.k12.fl.us
- Switzerland Point Middle School** raider.stjohns.k12.fl.us
- Allen D. Nease High School** nhs.stjohns.k12.fl.us



Ponte Vedra Beach

Ponte Vedra Beach stands as a seaside resort community within the Jacksonville area, gracing Florida's Atlantic shoreline. Established in 1928, Ponte Vedra experienced humble beginnings as a mining town after valuable minerals were discovered in 1910. Today, you will find some of the most luxurious resorts here, like the Ponte Vedra Inn and Club and The Lodge & Club Ponte Vedra Beach. Home to world-renowned golf courses and the PGA Tour, as well as the host of The Players Championship at Sawgrass, Ponte Vedra Beach is a place where you can rub elbows with professional golfers or play a few rounds with aspiring amateurs.

NATURE PRESERVES | HABITAT PRESERVATION
FORESTS, LAGOONS AND COASTAL DUNES



St. Augustine

St. Augustine is located between Jacksonville and Ponte Vedra Beach to the north and Daytona Beach to the south. With over 42 miles of barrier coastline, and a captivating city brimming with historical remnants, both residents and tourists are drawn to this region. Founded in 1565 by a Spanish admiral, it holds the distinction of being the oldest continually inhabited city in the U.S. The city's buildings, streets, monuments, art and architecture all reflect its deep Spanish roots. Referred to as the, "Ancient City" or "Old City", the core of St. Augustine includes one of its earliest structures, the Cathedral Basilica of Saint Augustine.

AN ENTHRALLING CITY FILLED TO THE BRIM WITH
REMNANTS OF HISTORY

Flagler County

POPULATION 120,932+

Known for maintaining a feel of 'Old Florida', Flagler County lies just south of St. Augustine Beach and north of Daytona Beach. The 18 miles of shoreline and natural wonders attract relocators from all over the world, and the diverse neighbourhoods here offer a vast range of real estate opportunities.

Once a quiet fishing village, Flagler Beach is a seaside haven attracting a community of outdoor enthusiasts interested in great fishing and uncrowded beaches. Palm City is the largest city in the county and is known for showing off the best of Florida's native landscape, with its locals living among historic oak trees and indigenous vegetation. Similarly, Bunnell – the county seat – is known for its parks and natural attractions.

Residents of Flagler County find employment in industries such as tourism, healthcare, administration, retail, education and others. Agriculture also plays a significant role in the county's economy, a practice that dates back to the nineteenth century. A stop off Interstate 96, Flagler County provides residents with good transport links to other counties and cities along Florida's Atlantic Coast.

Restaurants

La Piazza Cafe lapiazzacafe.com

Portugal Wine Bar & Grill
portugalwinebarandgrill.net

Atlantic Grille at Hammock Beach
hammockbeach.com/dine/atlantic-grille

Next Door Beach Bistro
nextdoorbeachbistro.com

Oceanside Beach Bar and Grill
oceansideflagler.com

Medical

AdventHealth – Palm Coast
adventhealth.com

Beaches

+ BEVERLY BEACH

+ FLAGLER BEACH

Schools

Indian Trails indiantrails.scps.k12.fl.us

Palm Coast

Halfway between St. Augustine and Daytona Beach, the waterfront enclave of Palm Coast emerges as a haven of tranquility, embraced by an easygoing and amiable community. Once a landscape with tree-covered swampland, the 22,000 acres would eventually become Florida's first and largest master-planned community designed and built by the prestigious developers and builders, Levitt & Sons. Palm Coast has developed golf courses, country clubs, oceanfront hotels and a marina spanning thousands of acres. Enriched with unbelievable sunrises and magnificent vistas, Palm Coast is a sanctuary for those who call it home.

Most of the architecture of the Palm Coast region is Mediterranean Revival and Mission Revival with European and international influences from architects like Addison Mizner. Mizner is credited with creating the Florida style we most often see today, which incorporates tiled roofs, interior courtyards, and gothic, arched windows. Long gone are the traditional white-washed, shuttered New England colonials, saltboxes and the rows of townhouses of New York and Philadelphia. Mizner simply denied the status quo and went on to build some 40-plus unique mansions in his time. Alas, most of his mansions have been destroyed or altered and remodeled so much as to not be recognized in the original design.

COMMUNE WITH NATURE | PRISTINE WHITE-SAND BEACHES





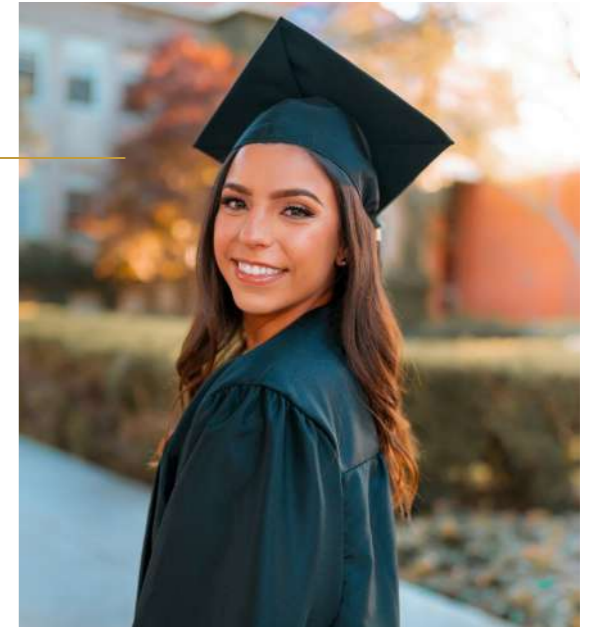
A Guide to Relocating to Northeast Florida

Northeast Florida is an exquisite region encompassing serene suburbs, bustling towns and vibrant cities. Stretching from Nassau to Flagler, the area boasts an extensive shoreline, offering ample relocation opportunities. Revel in the mesmerizing vistas of the open Atlantic Ocean and the parallel Intracoastal Waterway, which add to the region's allure.

Consider this comprehensive guide your roadmap to a smooth transition and exploration of Northeast Florida's diverse towns and cities from your new abode. Covering various aspects from education and healthcare to arts and recreation, this guide ensures you make the most of your relocation to the Sunshine State.

EDUCATION AND SCHOOLS

Florida ranks as the top state for education in the U.S., providing a mix of public and private schools with excellent teacher-to-student ratios. The average annual cost for private education is approximately \$10,000, aligning closely with the national average. Northeast Florida also offers affordable higher education opportunities, boasting quality colleges and universities like the University of North Florida, Jacksonville University and Columbia College.



HEALTHCARE AND MEDICAL AMENITIES

Northeast Florida's healthcare landscape has many hospitals and medical centers. Among these are Mayo Clinic-Jacksonville, AdventHealth Palm Coast and Flagler Hospital.

ARTS AND THEATER

Northeast Florida's thriving art scene encompasses diverse offerings, from local theaters to grand venues and charming galleries. Music venues such as St. Augustine Amphitheater, Ponte Vedra Concert Hall and Ocean Deck host live performances by top artists. Enthusiasts can explore fantastic art galleries in destinations like Palm Coast and St. Augustine Beach, where unique art pieces await.

SPORTS TEAMS AND VENUES

For sports enthusiasts, Northeast Florida offers proximity to games from all four major American sports leagues, including the Jacksonville Jaguars. Additionally, a plethora of minor-league teams up and down the coast allows for diverse sporting experiences.

RESTAURANTS AND NIGHTLIFE

Northeast Florida is renowned for its delectable seafood and offers a wide range of dining experiences, from upscale restaurants offering fine dining to casual eateries along the waterfront. As the sunsets, St. Augustine and Ponte Vedra Beach, among other locations along the coast, come alive with vibrant nightlife, featuring energetic nightclubs, inviting lounges, and cozy dive bars.



"Experience fresh ingredients and cuisine that embodies the beauty of Florida's shores."

SHOPPING AND RETAIL

One of Northeast Florida's most enticing features is its abundance of open-air malls and shopping districts. These inviting spaces not only provide a diverse shopping experience but also allow you to relish the year-round sunshine as you explore a multitude of stores. Whether strolling along picturesque streets at destinations like City Gate in St. Augustine or San Manco's Square in Jacksonville, Northeast Florida's shopping scene seamlessly combines luxury and leisure.

PRIVATE CLUB MEMBERSHIPS

The consistent, beautiful weather in Northeast Florida enables the existence of sensational private clubs primarily focused on outdoor recreational activities. Joining one of the many country clubs in the area grants access to stunning golf courses with caddies, private beaches with full-service bars, restaurants, swimming pools and spas, offering an upscale community experience with luxury amenities.

PARKS AND OUTDOOR ACTIVITIES

Northeast Florida's lush greenery and abundant wildlife create a natural wonderland, with numerous public parks and open spaces providing a chance to bask in the state's beauty. Notable destinations include Princess Place Preserve and the serene Rice Creek Conservation Area. State parks like Anastasia State Park and Talbot Island State Parks offer a blend of history and nature. For outdoor enthusiasts, Northeast Florida offers a wide range of activities, from hiking amidst picturesque landscapes to a plethora of aquatic adventures such as surfing, boating, snorkeling, scuba diving and more.

MUSEUMS AND EXHIBITS

Northeast Florida boasts an array of impressive museums and exhibits, encompassing natural history and modern art. Notable places include the Beaches Museums, Museum of Contemporary Art Jacksonville, Amelia Island Museum of History, and more. These family-friendly venues offer engaging exhibits, some featuring interactive experiences for children.



BEACHES, SURF AND SUN

While Florida boasts enchanting beaches throughout the state, beaches in the Northeast hold a unique allure. Some of the most popular in the region can be found on Amelia Island, along Jacksonville's coast and in Anastasia State Park.

Whether just a short walk from a bustling city or secluded and surrounded by swaying palm trees, Northeast Florida beaches promise an idyllic natural playground of breathtaking splendor, regardless of where you choose to settle down.

Our Network

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We are Metro Atlanta's No. 1 real estate brokerage. Founded in 2007, Atlanta Fine Homes Sotheby's International Realty is a locally owned, family-operated company defined by our servant-first commitment to our clients and the communities we serve. We've witnessed first-hand the city's dynamic evolution and global economic impact in the areas of innovation, commerce and technology. Metro Atlanta's unique attributes – its history, culture, quality of life and neighborhoods – attract new residents every day. Our professional network of 500 sales associates achieve sought-after results time and time again for our buyers and sellers.

CONNECTIONS YOU CAN TRUST

**CONNECTING WITH LEADING LOCAL BUSINESSES CAN
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Buying, selling or relocating is a complex process. While it can be difficult, and even overwhelming at times, we believe it is one of life's most exciting adventures. When handled well and by those with great local knowledge and expertise, this process becomes an enjoyable experience that sets you up for your next chapter.

We all need a base... an anchor... somewhere to call our own. These days, the home might not solely be a place of refuge, but also of work. With more time spent in the home than ever before, our home should provide for our everyday needs, and be a reflection of the home we desire. Achieving this is no small feat.

The good news is you are halfway there! If you are reading this, then you have already chosen to work with a leader in the luxury real estate market who can guide you with unparalleled expertise through the many stages of the home buying and selling process.

However, buying a home doesn't end with picking up your keys, just as selling a home doesn't end with packing up your possessions. These are just the first steps in a lengthy process. But don't worry, whether you are buying, selling or relocating, you don't have to do all the work yourself – there are people on hand to support you throughout this experience. As a client of a great real estate company, we firmly believe that you shouldn't have to depend on an internet search to connect with industry professionals who are best placed to provide you with the products or services you need right now. We think you deserve something more refined than that.

THAT'S WHERE THE BASE MAGAZINE COMES IN.

Through a desire to support and connect people, Greydoor Publishing and the ONE Sotheby's International Realty team have designed this publication to share details on local companies that are well placed to serve your needs and requirements when buying, selling or relocating. These companies are known to the real estate team you have been dealing with and have also become known to us at Greydoor Publishing, through the many conversations we have had with them, discussing exactly how they can help you to make your dreams for your new home become a reality.

Every experience is unique, so every real estate client requires a specific set of services throughout their journey. For some, it's an architect or interior designer to transform their new property. A great architect or interior designer can be an integral part of the decision-making process when looking to buy a new property.

Others seek legal services or those of a lender to aid the financial and legal side of the process. And for those who are relocating to an unfamiliar location, it's often guidance on the great local schools and health and medical centers that are an important factor in choosing an area to call home.

Whatever it is you require, you want to feel confident that the individuals supporting you are trustworthy professionals, able to offer you invaluable expertise. This is the beginning of a new adventure, and you don't want to feel any disappointment or frustration at the hands of an unreliable contractor or service provider. We understand that your time and money are of utmost value, and where possible, you need to get it right first time.

Working with the carefully selected businesses and services listed within this magazine should mean avoiding the pitfalls of choosing the wrong people for the job. Conversations have been had at many levels with every business featured in this publication, and they feature here because it is considered that these companies will provide premium products and invaluable services.

We hope this magazine helps you find your perfect partners to ensure the smooth and enjoyable journey that you so thoroughly deserve and which we want to be stress-free. We wish you the very best as you embark on this exciting next step!



Magazine Partners

We thank all our advertising partners for taking this opportunity to showcase their products and services within this magazine. We are thrilled that your feature is reaching a wonderful audience of real estate clients who are likely to need your services and who are ready to make serious spending decisions that will support and strengthen their experience of buying, selling or relocating within your local area.

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“We want our Base Magazine to hold the hand of a real estate client when that client is either buying, selling, or relocating, and not let go until every client is comfortably and happily settled into their new home and community.”

- STEVEN COLLINGE, CEO AT GREYDOOR PUBLISHING



From Dream to Dream House:

BUILDING YOUR OWN HOME



If you're like most people, you've lived in more than a few places. Each home you lived in taught you a little more about what you'd want in your dream home. Perhaps over the years, you started a wish list for your dream home along Florida's Northeast Coast.

Now, the time has come. You have the opportunity to turn those ideas into reality. Designing your dream home is both exciting and overwhelming. From logistical decisions to budgets and questions of style, you are now suddenly looking at many important aspects that are key to making your house a home.

The key to managing this project is having a little knowledge, a little organization and a little prep. Here are a few ideas to get you started.



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PERFECT PARTNERS

When building your home, don't go it alone. While no one is here to dissuade you from chasing that dream home in your mind, partnering with reputable professionals is one of the very first things you should do. Present your vision to local professionals across Northeast Florida and heed their advice, for they may both help your dream come true and help you avoid many mistakes.

Team up with an architect who understands your vision and can draft it for you. Whether you envision a waterfront mansion on Amelia Island or a contemporary condo in Jacksonville, be open to their advice when they suggest modifications to your idea, as they can often improve your design and avoid plans that won't really serve you. From there, seek out contractors with outstanding track records who are fully licensed and bonded. Whether they are pouring concrete or installing plumbing, these are the people creating your dream home. They need to be the best! Take your time finding your partners. Seek out recommendations from neighbors and friends and even your real estate team. Meticulously review portfolios, absorb testimonials and thoroughly interview candidates. Front-load this process so that everything that follows will flow in the right direction.

What the experts say...

The Value of Working With a Designer

By Yvonne Fenn, Designer, President and Owner of Coastal Cottage of Amelia, Inc.

Think Holistically - Don't just buy pieces of furniture you think you need. Always keep in mind the full space; the kitchen, the living room and the dining area. These spaces should harmonize in look and feel. Designers are pros at this. Use their help and knowledge. They understand how to curate existing items with new and will have your space not just looking impressive but also feeling that way too.

Syncing Your Art - Most people have collected pieces of art through their life, and they have been framed in a myriad of styles with a variety of different frames. They start looking for new pieces of art when another solution can be just reframe the existing art to fit your new home style. This simple step can keep you continuing to love the art you have and allow you to add pieces to your collection.

Know Your Style - We often hear people say they will know it when they see it. Sadly, too often they miss the mark. Spend time defining your style. A savvy designer will work with you to help you understand your style, then do the hard work and find all the right pieces to transform your space into the sanctuary you will love for years to come.

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LAY OF THE LAND

Whatever you want to build, always remember: You're building on top of an already-existing environment. The land you are choosing to set your dream abode upon must play an important role in informing you of how to execute your project.

For example, if you're building a waterfront property, you'll naturally want to ensure the structure of your property capitalizes on your view. If you're looking for a beachfront property in Northeast Florida, you'll also want to ensure access rights to the beach are clearly outlined in the contract for the land.

Other considerations relate to how the land works with privacy and aesthetics. If it's a corner lot, you will need to plan for incorporating privacy in the home's design. By contrast, a cul-de-sac lot may require more thought about the appearance of the entrance. Work with the land, not against it.



ARCHITECTURAL ACCENTS

When building in Northeast Florida, a number of architectural styles are at the forefront of the design ethos. Many of these traditions go back hundreds of years, while others have a more decidedly modern bent.

Homes in Florida are typically characterized by their open spaces and use of natural materials. Mediterranean and modern contemporary designs are particularly popular and offer a sense of grandeur that immediately impresses guests and family members alike.

Mediterranean homes have a unique charm but can also be quite extravagant, often with a seaside or resort feel. Common features of Mediterranean homes include textured stucco walls, terra cotta roofs, and a blend of indoor and outdoor living spaces. Raw metal ironwork and detailed stone carvings add to the elegance of this organic style.

Contemporary homes in Florida are typically designed by individuals who are forward-thinking and innovative, and the outline and features of these homes can vary greatly. Many contemporary homes, however, utilize modern building techniques and introduce sustainable features, such as solar panels.

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For those with a more minimalist taste, a mid-century modern architectural approach can combine sleek elegance with practical accents like sweeping window views. This architectural style is focused on simplicity and open spaces. Large areas for entertainment are often a focal point of this design. The use of natural, organic materials, such as wood and stone, is common, and the décor of these homes focuses on geometric shapes and minimalistic style.

Properties in Florida that aren't necessarily along the waterfront often lean into a traditional style to complement their warm environmental conditions while employing a time-honored aesthetic. Usually one or two stories, these homes employ earth tones and flat rooftops. High ceilings, large porches, and open floor plans are features that define this style.





AN ENTERTAINER'S DREAM

HOME ENTERTAINMENT IDEAS

The old saying “There’s no place like home” can mean a lot of things to a lot of different people. Some see their abode as a fortress of solitude, where they can take refuge from the world in the sanctity of their domain. For others, it’s the place to raise a family and make memories that will last a lifetime and beyond. Then there’s that idea of wanting to be the ultimate host, transforming a personal space into a place for family and friends to gather for fun and celebrations.

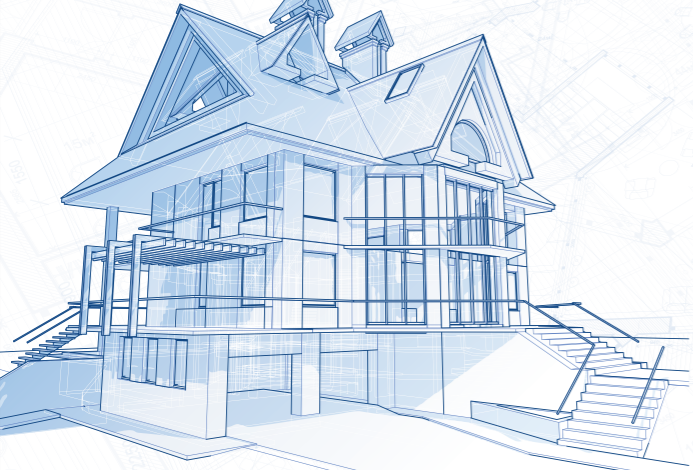
Setting up a great home entertainment system is a move that can serve just about any kind of homeowner. Whether you’re looking to set up space for your friends to come over and enjoy a movie night or just want the whole family to bond over the amusements you’ve stocked up in the house, adding a little flair and excitement is a win-win move. Even if you’re more solitary — or maybe especially if that’s the case — transforming your home into a fun house is guaranteed to bring a lot of joy.

If you’re ready for some fun, here are a few ideas for leveling up your home entertainment.

GAME ROOM

Those who love visiting the arcades have the chance to bring that fun home. Elegant pool tables can allow you to pair conversation with a little eight-ball action. Arcade-style video game machines can bring the sights and sounds of the ‘80s and ‘90s into your entertainment space. Virtual reality devices, on the other hand, provide a more futuristic gaming experience. Air hockey tables and pinball machines will get you and the kids going fast and furious in competitive spirit, while dartboards can test agility and aim for some friendly competition.

Take things up another level and go Las Vegas style, creating a home casino with poker tables, a roulette wheel, and a pachinko machine. Alternatively, if you have ample room, install a golf simulator to regularly practice your swing. Whatever your preferred entertainment, setting up a game room guarantees fun every day of the week.



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CINEMA ROOM

It’s getting more and more popular for homeowners to incorporate large projection screens and luxury theater chairs into their fun-themed homes. Gone are the days of clunky reels and hiring a projectionist. The advent of 4K video allows you to have a professional theatrical film experience in the privacy of your home, enabling you to invite family and friends over for theater-quality movie nights. Surround sound systems can make you feel as immersed as you would at the local multiplex. You can even keep 3D glasses on hand to add an extra dimension to your viewing experience. Create themes like Oscar night, screening Oscar-nominated films followed by the ceremony itself. Put together a horror fest on Halloween or break out the rom-coms for Valentine’s Day.

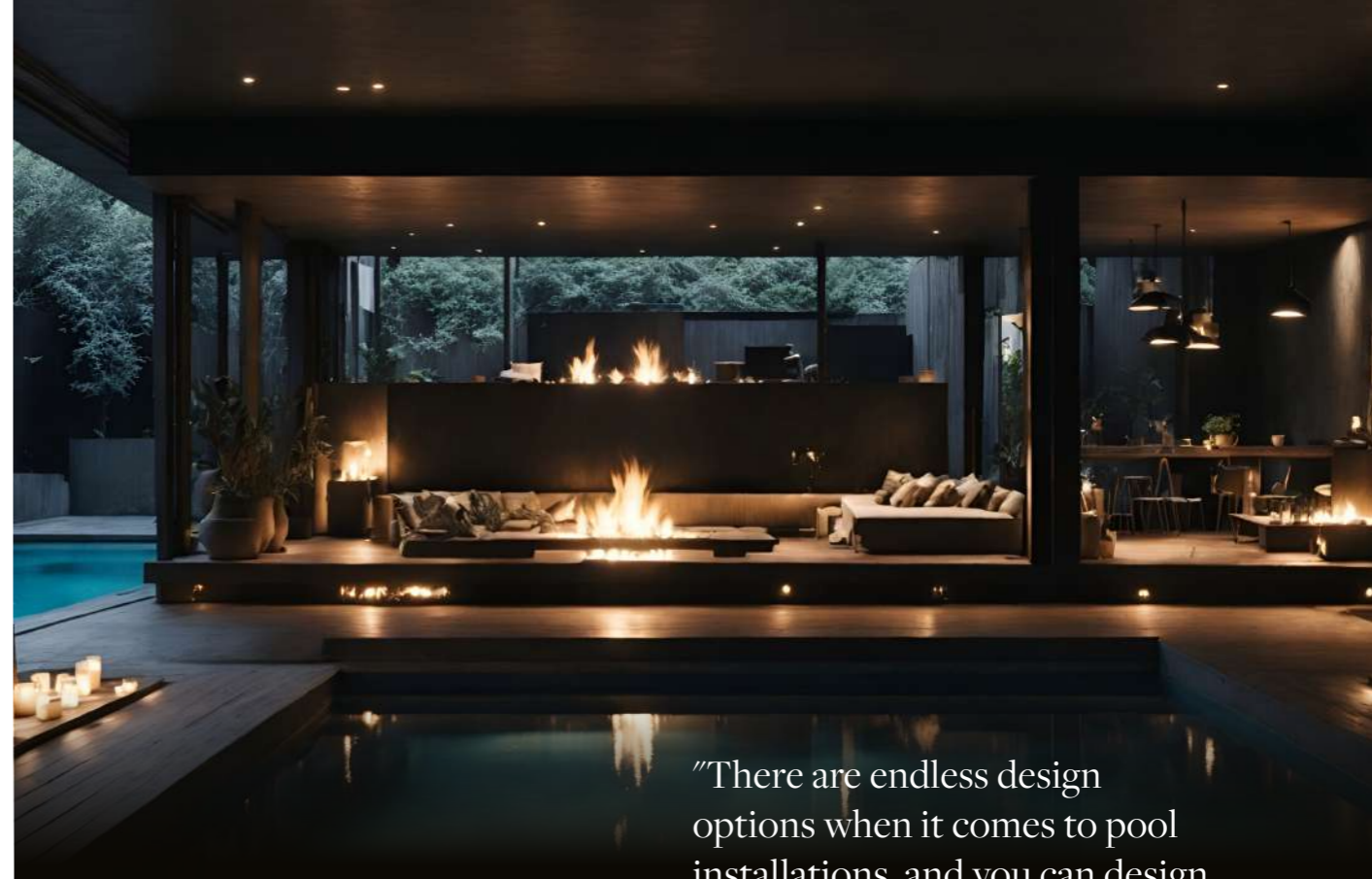
The best thing about a cinema room is its multi-use. Together with movies, you can also show major sporting events on the big screen. Invite family, friends, and colleagues over for unmissable games and matches, surrounded by the best sound and visuals.



THE BAR

If you have the room, installing a custom bar is the perfect addition to any entertainment space. Stock the shelves with rare vintages and aged spirits and install taps and fridges to accommodate craft beers. If the bar is far from the kitchen, make it a wet bar for convenience. Additional features such as soda machines and popcorn makers add those unique touches that create the ultimate bar feel without leaving your home. To complete the atmosphere, invest in a high-end jukebox, ambient lighting, and soft furnishings.

A bar is a great place for hosting friends and putting on special events. From birthday celebrations to wine tastings, the space can be utilized for any of your social gatherings.

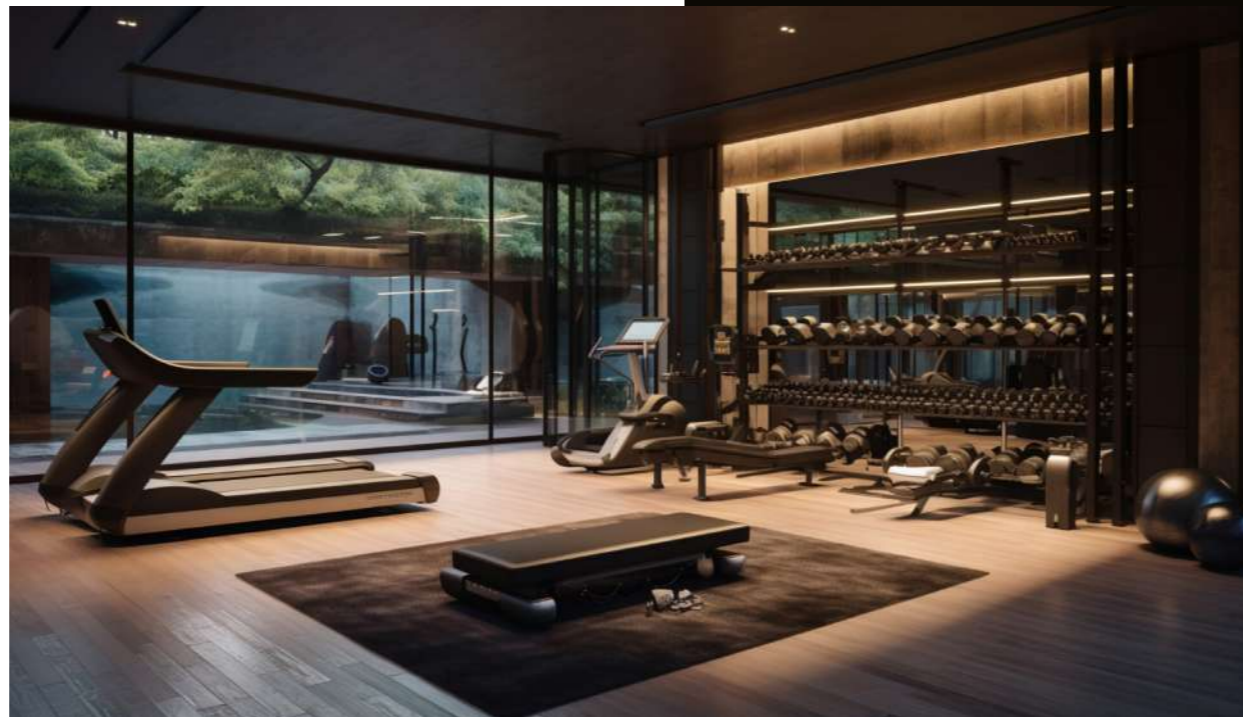


“There are endless design options when it comes to pool installations, and you can design yours according to how you plan to utilize it.”

HOME GYM

Home gyms are not only focused on health and fitness, but fun, too. From working out solo to inviting friends and family to join you for a session, there are plenty of ways to enjoy your fitness space. Setting up a home gym doesn't mean just buying a bench and a couple of weights. If you've got the space, you can transform your wellness center into the kind of spot that inspires yourself and others to get moving. Stationary bikes these days have everything from video screens simulating tracks and trails to spatial audio speakers. Cable weight machines offer a different way to work your muscles, and rowing machines inspire friendly competition.

You can even create space for yoga classes, musical aerobics, and kickboxing. With the addition of home saunas, steam rooms, and cold plunge tubs, you can replicate your favorite high-end public gym in your own private space.



SWIMMING POOL

The idea of keeping fit at home can be taken outside, too. For those who love swimming, installing a custom pool is a great way to meet your fitness needs. However, it's also a great way to increase your entertainment space. Invite friends and family to enjoy the sunshine in your private pool, complete with desirable features such as a swim-up bar, built-in spa, and adjoining hot tub. If you'll be entertaining little ones, consider waterslides and fun floats, too. There are endless design options when it comes to pool installations, and you can design yours according to how you plan to utilize it. Choose a lap pool if you'll be combining fun with fitness or an infinity edge pool if you'll be relaxing while capitalizing on the beautiful view.



ONE WITH NATURE:

TRANSFORMING YOUR HOME'S OUTDOOR LIVING SPACES



One thing that living in North America can mean, more than in other parts of the world, is lots of space readily available. Visitors from places like Europe and Japan are often awed by the wide swaths one can travel without encountering any sign of human civilization other than the road one is driving upon.

This geographical fact also lends itself to greater possibilities when it comes to homeownership. Unlike a great deal of Old-World environs, North America affords a plethora of opportunities for owning healthy acreages where one can build amazing luxury homes complete with surrounding facilities.

For those looking to amp up these outdoor spaces, there can be a sort of limited approach that is not only unnecessary but also a denial of the great potential presented. While there's nothing wrong with a new barbeque and some lounge chairs, that should only be the beginning of your home-outside-the-home.

The sky here is the limit. Think big, act big and live big — that's what your ample acreage is all about. Here are a few ideas to get you started on your journey to creating an outdoor space that complements your new luxury home.



FROM INSIDE OUT TO OUTSIDE IN

By taking the "inside" feel outdoors, you create a living space that reflects all the comforts found within the home. As already noted, you should start with outdoor furniture. Couches, lounge chairs, recliners, ottomans and more should be set up on your patio, a proper dining table set for eating alfresco is key too.

That brings us to the next big thing: making a kitchen of your outdoor space! We've already discussed the prerequisite BBQ. Building a nice brick grill alongside a clay oven is a great addition to an outdoor dining space dedicated to entertaining guests. But also think about a bar space ready to mix tiki cocktails. Get plumbing involved to make it a wet bar, and find a sheltered space to have a fridge handy.

To make room for these new kitchen appliances and additions, consider new outdoor decking. Whether you're looking to craft a wooden structure or simply level a space for a concrete pour or tiling, designing a deck space can anchor the atmosphere you're trying to create. And don't forget to electrify it all so you have good lighting and plenty of outlets to plug into.

Finally, don't forget one last aspect of bringing the "inside" out: decor. Beautifying your outdoor space can be expressed in everything from lawn sculptures to fountains and string lighting. You can even have "living art" in the form of a koi pond! Potted plants, art installations and wall mosaics can all add that warm touch of creativity that already defines indoor spaces like the living room.

HOW YOUR GARDEN GROWS

Landscaping is probably the most impactful project for your property outside of the home itself. Everything from practical matters like proper drainage and foundational integrity to aesthetic elements like flower beds and walkways will define everything else you create in that space.

Professional landscapers can craft planting schemes that create surroundings beautiful to the eye. Clinging vines, swaying tall grasses and floral arrangements all create incentives for getting out into the fresh air, while fragrant flowers and herb gardens can add a wonderful aroma to the atmosphere.

If you're into growing your own food, making space for vegetable beds cannot only be culinarily rewarding but also encourage family activities. Throw in a few fruit trees like apples, pears and plums and you can experience a mini-orchard to harvest together. Nothing is quite as life-affirming as the produce on your plate coming from your own backyard.



What the experts say.

In the field of Landscape Architecture, client desires and site challenges can often be seen as obstacles to overcome.

However, a shift in perspective reveals that they can be the greatest opportunities for creating meaningful and connected outdoor spaces.

One of our projects shown (see page 3) required a keen sensitivity to the clients' wishes. Among those was the desire to form a seamless connection to the lake with a modern approach. Given the site's flat terrain and the proximity to the lake, the design team worked to create flow between spaces using elegant, contemporary materials and a layout that maximized views of the lake via terraces and an infinity pool that brings your eye out to the water.

At Cascade, we believe that when design is approached with an open and creative mindset, clients' desires and notable site challenges become opportunities for landscape designers to deliver truly remarkable outdoor spaces.

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YOUR OWN PRIVATE REC CENTER

If you're ready to further elevate your outdoor space, let's look at some additional possibilities. You've made some room for gatherings, some room for landscaping — now it's time to take a look at some serious recreational facilities.

Combined with the barbeque, having your own pool provides the optimal gathering point for friends and family. Properly placed, it becomes an extension of your outdoor hospitality space, making your home a favorite for guests to come by and visit.

For those interested in sports besides swimming, there are a few great additions for your outdoors. Build your own private tennis court to keep on top of your game. Strategically share that space with basketball hoops for some fun pickup games or even shuffleboard.

Set up lawn space for croquet or craft your own bocce ball court. Transform an unused piece of lawn into a golf putting range. Or even set up a hole a hundred yards away to practice your swing.

If you've got enough land on your property, you can even forge your own private trails either for horseback or jogging or even leisurely strolls. Essentially, you could be living just outside your own private park. From there, keep going with your own outdoor space upgrade ideas!

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DISCOVERING THE

BOLD CITY:

5 GREAT THINGS ABOUT JACKSONVILLE

Fondly coined "Jax," Jacksonville is an incredible Florida city with ample opportunities for entertainment from morning to night. More than an excellent vacation spot, its value extends to its offering as an incredible place to live, thanks to its exceptional culture and diversity. Whether you're considering relocating to Jax and want to know what awaits you in your new home, or you're settling down in a nearby neighborhood and plan to spend your weekends exploring the Bold City, read on to learn about the many perks to lifestyles in Jacksonville.



BEACH LIFE

This coastal city boasts 22 miles of white sand beaches with unlimited fun, exercise and exploration potential. Walk to your heart's content collecting seashells and other treasures; feel the sun on your face and a refreshing breeze at your back, and dip your feet in the cooling water as you wander along the beautiful shore. The stunning Atlantic Beach community has long stretches of sandy beach to wander and is only 30 minutes from downtown Jacksonville, as is Jacksonville Beach, a buzzing spot that's popular with annual events and festivals.

Get your sea legs ready because observing the water from the beach isn't the only way to enjoy Jacksonville's waterways. The 1,100 miles of waterways elevate Jacksonville to the city with the most shoreline in the entire nation. Hop on a river taxi for a tour to see Jacksonville from the water. Beautiful water views, incredible sunsets and nature-viewing opportunities await.





ENTERTAINMENT

Regarding entertainment, Jax has it covered, with plenty to keep the family happy and opportunities for personal enrichment. Parks, museums, art, farms, golf, sports, zoos, historic neighborhoods—you name it, Jax has it.

Jacksonville also offers excellent shopping opportunities. Popular fashion and upscale brands can be found at indoor malls such as The Avenues and St. Johns Town Center Area. The walkable San Marco neighborhood is full of unique boutiques and antique shops, and the Avondale neighborhood offers art galleries and specialty boutiques. For the more casual shopper, flea markets and Jacksonville Farmers Markets are great places for an afternoon browse.

Living in or near Jacksonville, sports fans won't be disappointed. The opportunities for watching games and competitions are endless, with everything from ball games to professional water sports taking place. Alternatively, partake in a game yourself; enjoy plenty of golf courses, baseball fields, and basketball, tennis, and pickleball courts.

Jax is known for having exciting nightlife with plenty of bars, clubs, theaters and more. Grab a beer by the water or indulge in fancy cocktails at one of Jax's rooftop bars. The great thing about this beach town is that with so many options available, you can make every night different.

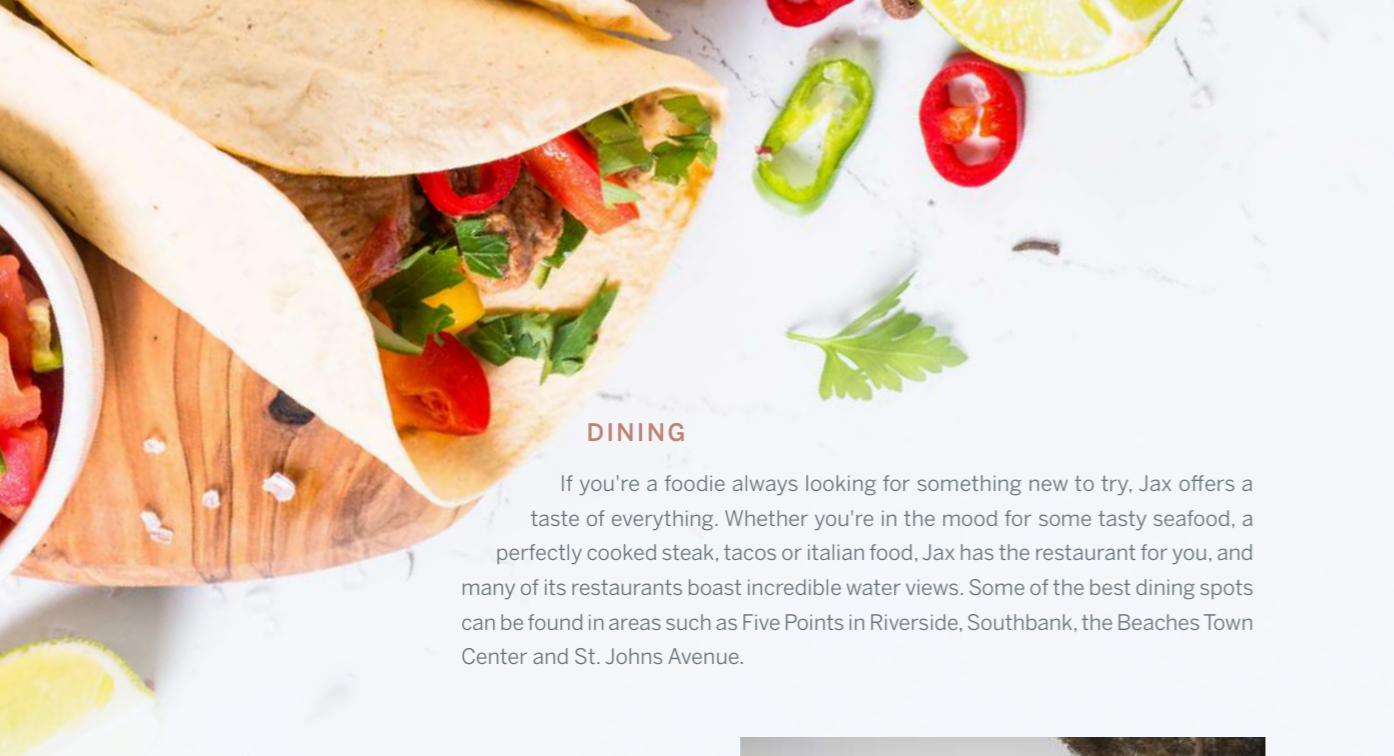


THE FUN BEGINS WHERE THE LAND ENDS

St. Augustine Sailing is Northeast Florida's premier destination for unique sailing experiences, in-depth lessons, diverse membership options, with sailboat and powerboat ownership expertise. We are your one-stop-shop for everything sailing! At St. Augustine's sailing connection, you'll find a friendly, supportive staff of fellow sailors who will help make your dreams a reality!

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DINING

If you're a foodie always looking for something new to try, Jax offers a taste of everything. Whether you're in the mood for some tasty seafood, a perfectly cooked steak, tacos or italian food, Jax has the restaurant for you, and many of its restaurants boast incredible water views. Some of the best dining spots can be found in areas such as Five Points in Riverside, Southbank, the Beaches Town Center and St. Johns Avenue.

PROPERTY VALUE

Living in Jacksonville is great and the city is also a savvy place to own property. Buyers won't regret investing in a piece of this incredible beach destination, owing to its competitive and hot property market. Homes and properties keep their value and typically increase over time, while job opportunities continue to grow and the unemployment rate remains low. Jacksonville is home to one of the country's finest international airports, so you're never far from your next destination.



CULTURE

Jacksonville is home to an ethnically diverse population and is an excellent place to live for everyone. The culture in Jacksonville offers a mix of beach town vibes, international travel, fascinating history and a stunning art scene. There's no end to the enriching opportunities and experiences this city offers.



Classical to Contemporary

Fine Art Paintings and Prints

Your home, your inner sanctuary, a special place, a combination of comfort and luxury, a place that is calming yet exciting, peaceful yet totally expressive of your style. New beginnings are an exciting and transformative turning point that calls to your creative senses. Thus starts the search. That creative quest should take you to **Lost Art Gallery.**

When your new haven begins to reflect your true self, art is your most important mode of expression. This unique gallery features special, distinctive, and timeless pieces that will bring you joy for a lifetime!

For over 25 years, they have offered a unique experience of an eclectic collection from Old Masters to renowned Contemporary Artists. They also feature the latest expressions of the most talented regional artists that are sure to excite. This historic gallery offers an impressive collection of amazing art from around the world ready to provide some "wow factor" to your home as well as valuable lifetime investments.

When selecting fine art investments, you are in good hands with the gallery director, Victoria Golden, and her son Alexander, who are Fine Art Appraisers with the International Society of Appraisers, and their knowledgeable team. Their expertise in estate, insurance, and museum donation planning offers additional services.

Their engaging style of consultation will be an enjoyable experience. Gallery or home consultation will provide you the opportunity to clarify what pieces will best suit your style and design concept to help make your home absolutely stunning!

Explore your dream collection at **Lost Art Gallery!**



Jean Baptiste Camille Corot (French, 1796-1875)
Ville d'Avray - Oil on Canvas



Chuck Close (American, 1940-2021)
Tavern 1960 - Oil on Canvas



Eugene Galien Laloue-Dupuy (French, 1854-1941)
French Cottage - Oil on Panel



Joan Miró (French, 1893-1983)
Rue Blomet - Lithograph, Limited Edition 92/100, 1977



Anthony Ackrill (American, 1958 -)
Enlightened Apple - Oil on Canvas

Contact us to make an appointment for a consultation.

Join our Art Collectors Club newsletter at lostartgallery@gmail.com

Please view our affiliate gallery www.seaspiritgallery.com



LOST ART GALLERY

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Fun FOR THE Family:

WEEKEND ADVENTURES IN NORTHEAST FLORIDA

From fun museums to thrilling watersports to serene parks, Northeast Florida is full of family-friendly activities for adults and children alike to enjoy. When relocating to the region, families can rest assured there are plenty of opportunities for entertainment and fun right on their doorstep.

EDUCATIONAL ADVENTURES

Northeast Florida has an abundance of educational activities, such as museums, historical towns, zoos and more. Families can enjoy an amusing and enriching day together at one of these locations where fun and education intersect.

History lovers should visit the oldest structure in St. Augustine, Castillo de San Marcos National Monument, a large Spanish stone fortress dating back more than 327 years. Visitors are invited to explore the exhibits, watch the historic weapon demonstrations, and discover the opportunity for field trips and online programs.

Alternatively, head to Amelia Island and spend an afternoon at the Amelia Island Museum of History. The museum showcases over 4000 years of the island's rich history through fascinating exhibits and enriching programs. Learn about the Timucua

people, Spanish and French explorers, pirates, and the many others who have inhabited Amelia Island.

Another way to tie fun with education is with a visit to the Jacksonville Zoo and Gardens. It is home to over 100 acres of exhibits and gardens, and hundreds of animals, including elephants, lions, eagles, otters, and more. The Zoo and Gardens also offers several educational programs, perfect for families wanting to introduce little ones to wildlife, nature, and conservation. These include workshops, animal encounters, Homeschool Zoocademy, and camps. Another unique way to spend a Saturday with the family is visiting the town of Macclenny in Northeast Florida. This historic town features a Heritage Park Village, where families can get a sense of what Old Florida life was like.



BEACH DAYS AND WATER SPORTS

Florida's Northeast coast offers a myriad of spectacular beaches where families can spend a fun-filled day in the sun.

Flagler Beach is one of the most beautiful beach areas, where families can relax all day by the sea and then spend the evening watching the sunset from the picturesque fishing pier. This area is the perfect place for a calm family weekend, boasting quaint shops and charming streets.

There are also plenty of opportunities to enjoy exciting water sports on many of Northeast Florida's beaches. Depending on where you visit, you can kayak, paddleboard, canoe, sail, swim, surf and so much more. There are several tour operators offering guided tours and lessons, perfect for those exploring these waters for the first time.

There are endless beach activities on offer in the Northeast, with something for everyone in the family to enjoy.



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Booking your vacation childcare is a *Breeze*

We bring the fun!

www.CoastalBabysitters.com

The advertisement features a woman in a striped shirt holding a baby in a blue outfit. The background is a soft, light blue sky. The text is in various fonts and colors, including a large red star icon above the company name.

DIVERSE AND DELIGHTFUL PARKS

For a taste of nature, families can visit one of the many state parks, offering hiking trails, biking paths, lively wildlife and lush greenery.

Some of the best parks to visit include Amelia Island State Park, Big Talbot Island State Park, and Kathryn Abbey Hanna Park. Visitors can enjoy spectacular walks, nature study, photography, wildlife watching, and much more.

There are several parks that hold historical significance, such as Fort Clinch and Camp Milton Preserve Civil War Park, that offer enriching and educational visits. The former invites history enthusiasts to explore the many rooms, galleries, and grounds of this Civil War site, before taking to the biking and hiking trails. The latter protects the remains of the former military encampment, another of Florida's important Civil War sites. There is a historical reenactment field, an educational center, and a variety of surrounding flora and fauna.

Whether your family is seeking a day by the beach, a morning spent wildlife watching, or an afternoon immersed in the local history, there is something in Northeast Florida waiting to welcome you.





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