

THE PALAZZO ON ST. JOHNS



Special for Homes

In the San Jose floorplan, bedrooms are roomy and inviting. The well-appointed master suite boasts an en suite bathroom with a double vanity, granite countertops, stained wood cabinetry, a soaking tub and walk-in shower reminiscent of a peaceful spa.

Designer model now available to tour

Special for Homes

The luxurious designer model at The Palazzo on St. Johns, Jacksonville's newest waterfront condominium, is now open to view by appointment. Inspired by the riverfront estates in one of Jacksonville's most treasured and sophisticated neighborhoods, the furnished home showcases the San Jose floor plan, combining classic style and stress-free living along the St. Johns River.

Each of the residences at The Palazzo on St. Johns offers the perfect blend of timeless design and coastal charm.

"The model home features a spacious floorplan adorned with chic furnishings, calming views and upscale fixtures to encompass elegant waterfront living," said Tamara Lauridsen, onsite senior sales associate with The Marketing Directors. "We are excited by the strong interest and response we've received from customers and area Realtors looking for a high-style and low-stress lifestyle in this great location that is just minutes from San Marco, San Jose and Mandarin."

Upon entering the San Jose model, a grand foyer opens into the gracious floorplan with more than 1,900 square feet of luxury living space. Expansive waterfront views greet homeowners from nearly every room. The desirable split plan features three bedrooms and two bathrooms connected by warm wood floors, a refined dining room, gourmet kitchen and serene living room. Access to a private terrace overlooking the water creates the feeling of an exclusive escape nestled in a premier resort. Exquisite finishes reflect the airy warmth of the community's picturesque setting.

The beauty and tranquility of the waterway and wildlife preserve surrounding the home is best enjoyed on the elegant outdoor terrace. Ample space offers residents a multi-faceted outdoor living area perfect for entertaining, capturing the epitome of Florida living.

The Palazzo on St. Johns also offers exceptional amenities including a private marina and boardwalk, resort-style pool with a summer kitchen and a state-of-the-art fitness center. The private entry gate with controlled access, covered parking with elevator ac-

cess and garage-level storage closets will bring daily comfort and ease to residents.

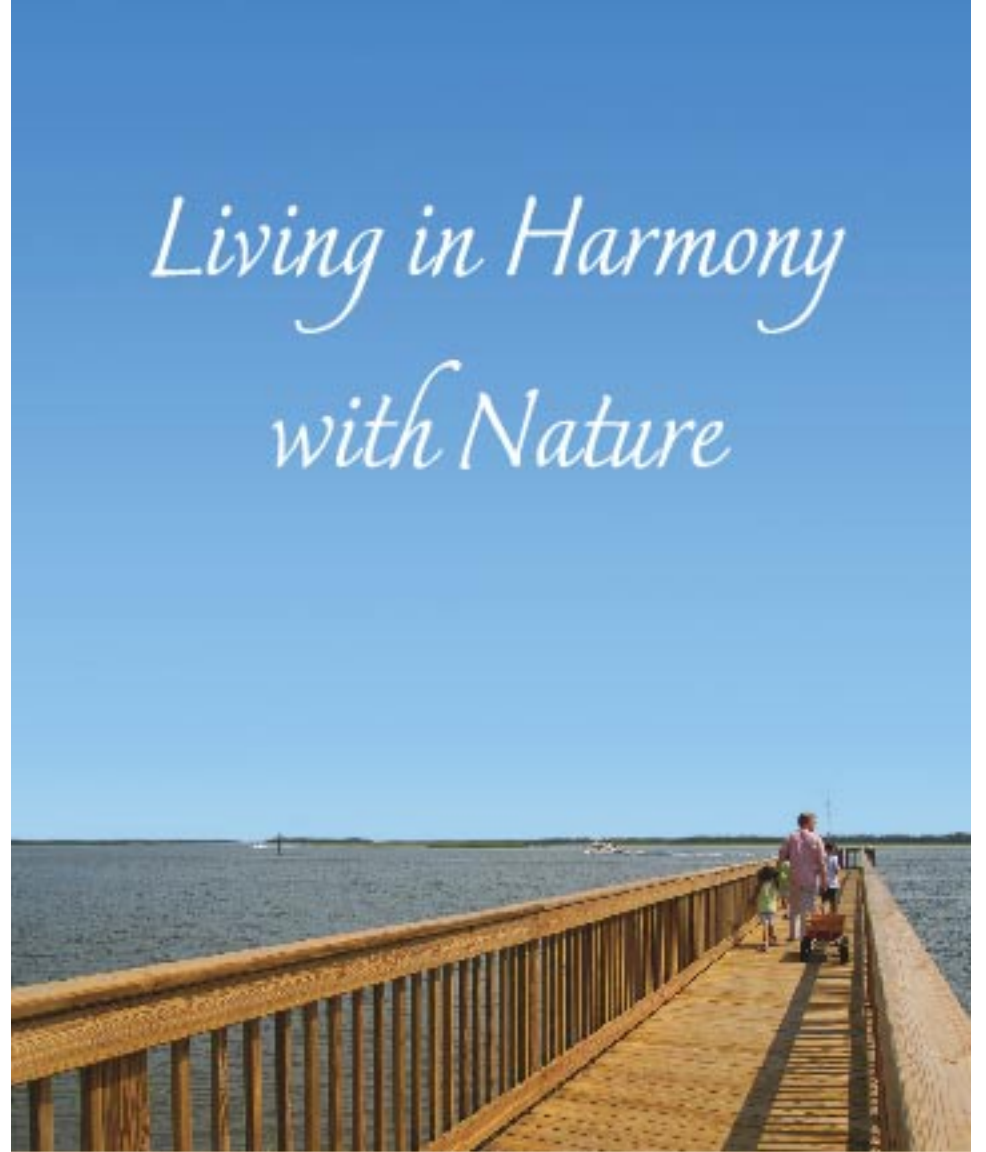
The modern-day amenities are matched only by the features inside each residence. Grand entrances, hardwood floors, nine-foot ceilings, large walk-in closets and crown molding combine to create a stylish and exclusive retreat. Residents will also find that homes include everyday conveniences such as private elevator landings, cable and high-speed internet readiness and a continuous recirculating hot water system, only adding to the ease of living.

The San Jose floorplan is priced from the \$400,000s. The Palazzo on St. Johns also offers the San Marco, a 2,500-square-foot plan with four bedrooms and three bathrooms, and the Epping floorplan, a 3,270-square-foot penthouse featuring four bedrooms, three bathrooms and a study.

The Palazzo on St. Johns is located at 3958 Baymeadows Road, at the intersection of Baymeadows Road and San Jose Boulevard. Call the on-site sales center to schedule a private appointment to view the model home. For more information, call (904) 627-4762 or visit www.PalazzoStJohns.com.



In the kitchen of the San Jose model home, cream wood cabinetry, elegant granite countertops, premium stainless steel appliances and a chef's pantry are perfect accents to the area's most stunning waterways.



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THE PINK HOUSE

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