

# Welcome to 3709 Harbor Drive



**St. Augustine, Florida**

**Offered at \$939,900**

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## Summary:

Waterfront home located in historic St. Augustine, Florida. 4 bedroom/3 bath builder's custom Mediterranean style home is directly located on Camachee Island Marina at the north end of St. Augustine, Florida – less than 1 mile to the Atlantic Ocean. A view from the rear of the home encompasses the marina, St. Augustine lighthouse and the Intracoastal South. Views from every room in the front of the home overlook the Intracoastal North.

This home offered For Sale by Builder/Owner. Custom built by the Builder/Owner for his personal residence in 2001. Upgrades and amenities abound and the quality of construction and attention to detail are evident throughout this home.

Home was constructed using the Insulating Concrete Forms technology – (ICF). Walls – both 1<sup>st</sup> and 2<sup>nd</sup> floor are 6 inches of solid poured concrete and steel surrounded by 5 inches (2 ½" on each side) of insulating polystyrene. This not only gives the home a R50 value but also protects it from natural disasters and bugs and rodents.

Home owners insurance on Coastal property is EXTREMELY difficult to obtain in Florida. This home is an EXCEPTION. Due to the solid concrete construction and the IMPACT resistant windows, home owners insurance on this property is less than \$1000.00. Neighbors insurance is approximately \$4000.00/year. Impact resistant windows also have built in UV protection to protect carpet, furniture, and people from UV rays.

Homes in this neighborhood conform to architectural guidelines which include the Mediterranean style look with stucco exterior and tile roof. Camachee Island is a security guarded community (at night) with a community pool, restaurant, quick store mart, beauty salon, Marlin club, and several marine store businesses on the property.





**Full Unobstructed views of the North Intracoastal Waterway from every front window and door.**



**Views of the  
Marina,  
Intracoastal and  
St. Augustine  
Lighthouse from  
every room in the  
back of the  
house.**



Inside, the home opens to a large foyer with a custom built oak staircase. Formal living and dining room, family room, bar area, media/workshop room OR bedroom, laundry room and full bath make up the first floor.





The kitchen was designed by a gourmet cook and has separate areas for baking, chopping, and mixing. Separate chopping, baking and prep areas have been designed to accommodate several chefs. 5 Star 6 burner stove and dual fuel ovens complement the huge stainless steel sinks, 2 garbage disposals, microwave, stainless steel refrigerator and roll out shelves and extras added to the cabinetry.

Home has central vacuum, water softener, upgraded energy efficient hot water heater, energy recovery unit, and is smart house wired for sound, video, data, security, music – you name it.



Upstairs is a large loft area overlooking the foyer entrance and a direct view north of the Intracoastal. The master bedroom and 3 additional bedrooms are also located upstairs. One bedroom has been architected as a study/home office but can still be used as a bedroom as well. Both the master bathroom and the guest bathroom are spacious and EACH has a whirlpool tub and separate shower. . Each bedroom has 1 or more walk in closets with custom closet organizers installed – no wire racks in this house.





Silestone (an engineered stone product similar to granite except without the maintenance of granite) has been used on all countertops in the bathrooms and kitchen.

Please note, this house has not 1 but 2 jacuzzi tubs – one in the master and one in the guest bath upstairs.





3 porches adorn the home – one overlooking the Intracoastal Waterway to the North and the other 2 overlooking the Marina and Intracoastal to the South. Outdoors has been plumbed with electric, gas, and water for the addition of a summer kitchen.



### **Energy Efficiency and Construction Design:**

This home has the lowest energy bills in the neighborhood due to its solid concrete/steel exterior construction and insulating polystyrene. Additionally, rodent infiltration is practically non-existent due to the solid walls – i.e. NO ROACHES, even in Florida. Home is incredibly quiet with no outside noise infiltration. Home air exchange is also pure and practically dust free. No allergies or MOLD in this home.

Home was rated by Florida Power and Light to be certified as a Gold Star Energy Efficient Home.

Certified home appraisal (March 2003) has rated this home on 'Quality of Construction' as Excellent and 'Energy Efficient Items' as High Efficiency. Appraiser placed value of

an additional + \$50,000 as compared to comparable homes recently sold. These homes were constructed of Wood Frame and/or Block. Some homes were also rated less \$15,000 because of Non- High Energy Efficiency compliance. Total monetary value of \$65,000 more than comparables due to construction and energy efficient features.

This home has MINIMAL yard and outside maintenance. Additionally, the home owner can leave this home for extended periods of time without the worry or hassle of yard maintenance, installation of storm shutters, or break ins. The IMPACT resistant windows insure protection against Mother Nature at ALL times. No need to worry about hiring general laborers to put up the 'hurricane' shutters and secure the home while out of town with an approaching storm.

Electric bills for this 4,000 square foot home average around \$160.00 per month. Neighbors' home averages between \$300 and \$350 per month.

### **For the Boat Lovers:**

Property owners in Camachee Island who also own boats are guaranteed a boat slip in the Marina. Currently there is a 2 year waiting list for acceptance. Property owners go to the top of the list and are assured the next available slip based upon boat length, beam, and depth drawn.

The harbor master tries to accommodate boat owner wishes by assigning slips as close to the home as possible or where the home owner requests.

Current rates are \$11.50 per foot plus tax and a monthly fee for electricity.

## Home and Room Dimensions:

Lot Size: 77.21' x 70.25' x 59.04 x 93.82 (6310 Square Feet)  
Front x Left Side x Back x Right Side

Floors: 2 Stories

Attic Access in Garage with pull down stairs and plywood flooring in attic

Attic Access in Master Bedroom Closet

### First Floor: (All measurements approx.)

Living Room / Dining Room combined: 15' x 25' 1 1/2"  
Front Entry Foyer: 11' 2 1/2" x 10'  
Media Room / Workshop: 15' 1/2" x 11' 1 1/2"  
Kitchen: 14' 7 1/2" x 15'  
Eat in / Breakfast Area: 11' 2 1/2" x 14' 7 1/2"  
Family Room: 16' x 21' 6"  
Laundry Room: 9' 6" x 7' 1"  
Full Bath: 6' 1/2" x 7'  
Brain Room (A/C, Security, Sound) 7' 1 1/2" x 7'

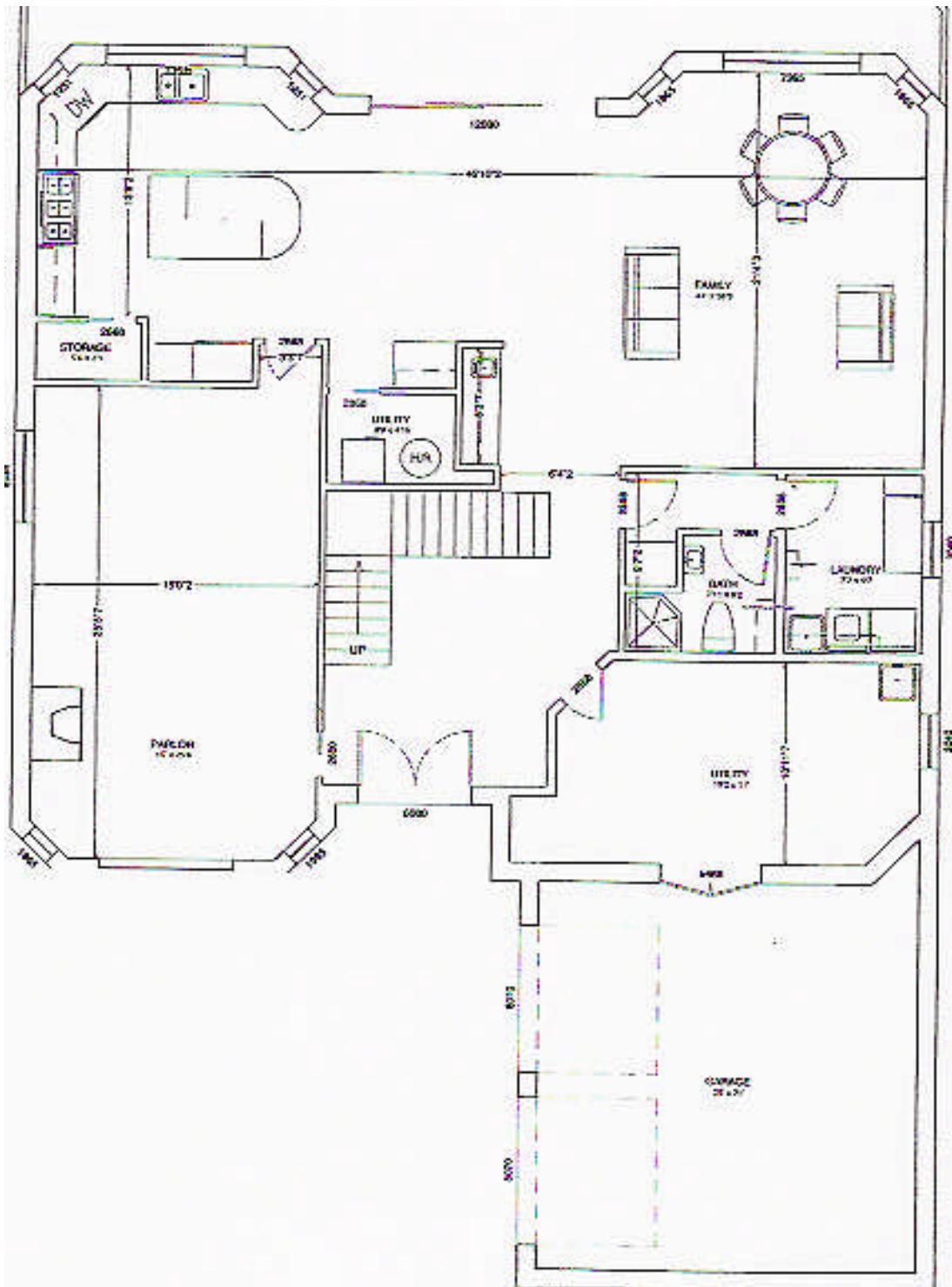
Garage: (2 car) 21' x 21'

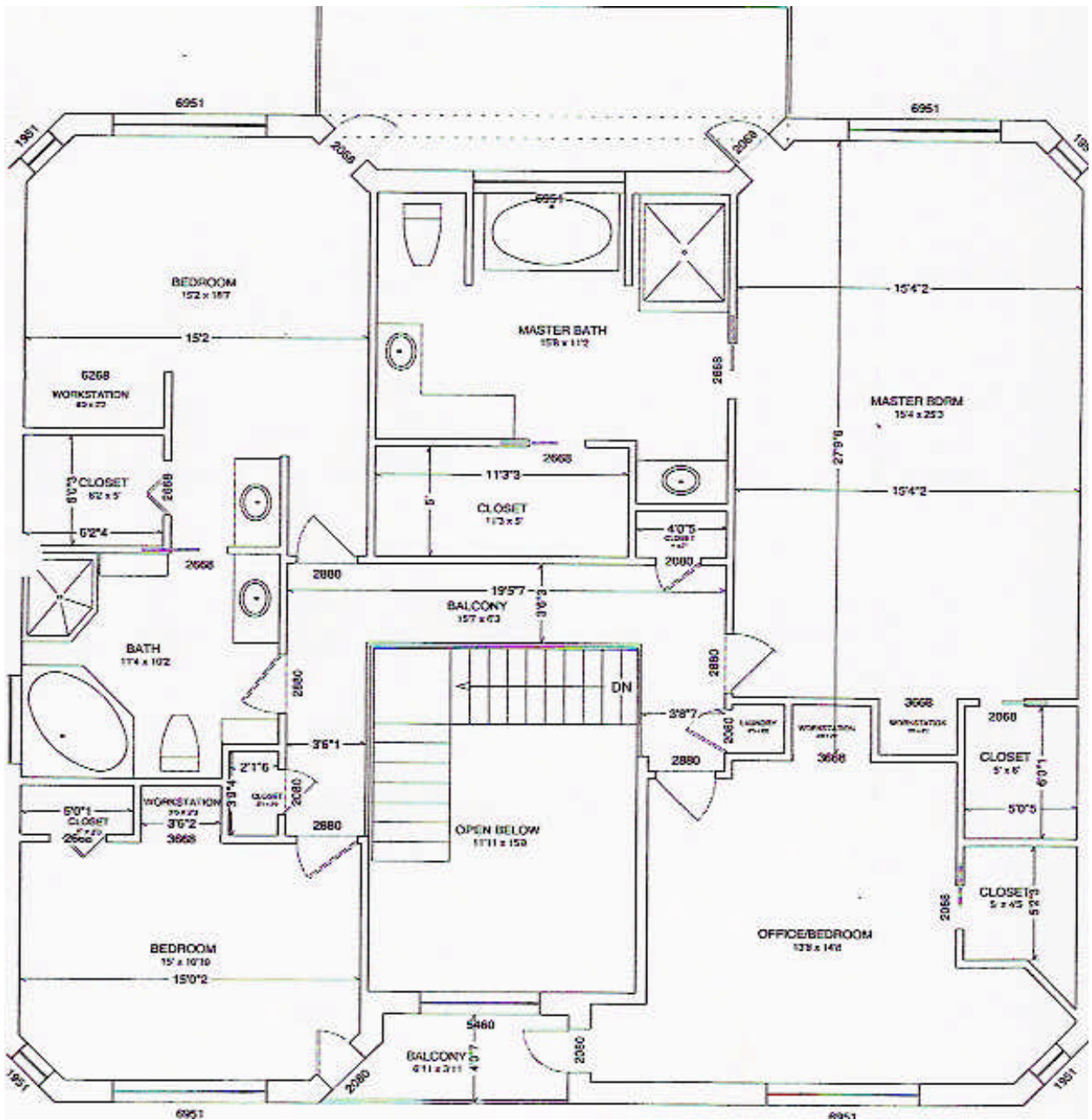
### Second Floor:

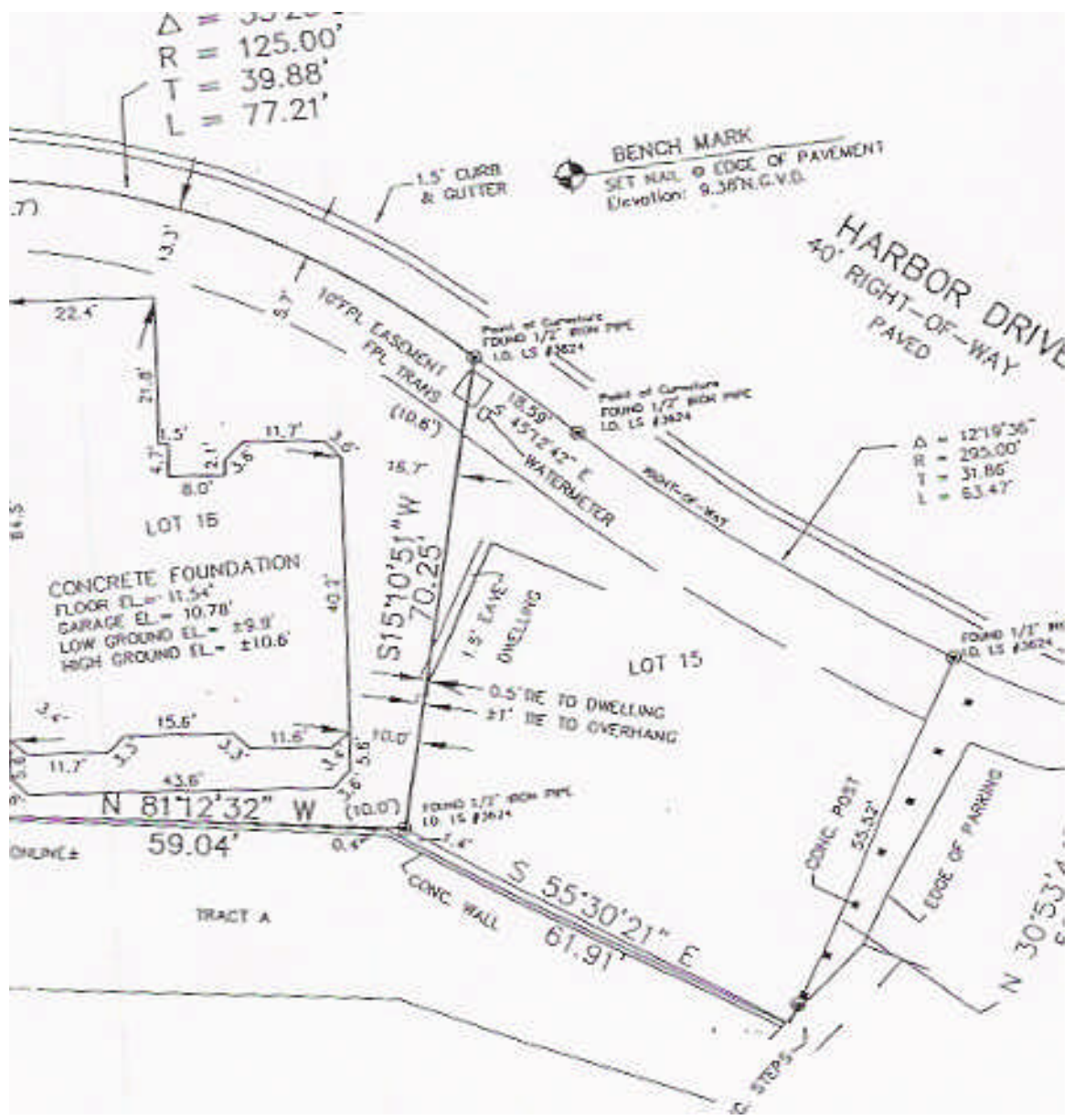
Master Bedroom: 25' 1 1/2" x 15'  
Master Closets: (Hers) 12' 9" x 4' 8"  
(His) 6' x 5'  
Master Bath: 9' 6" x 16' 1/2"  
Front Bedroom/Study: 16' 4" x 14'  
Front Guest Bedroom: 15' x 12'  
Back Bedroom: 14' x 15'  
Back Bedroom w/in closet: 5' x 6'  
Guest Bathroom: 9' 6" x 10'

### Porches / Balconies:

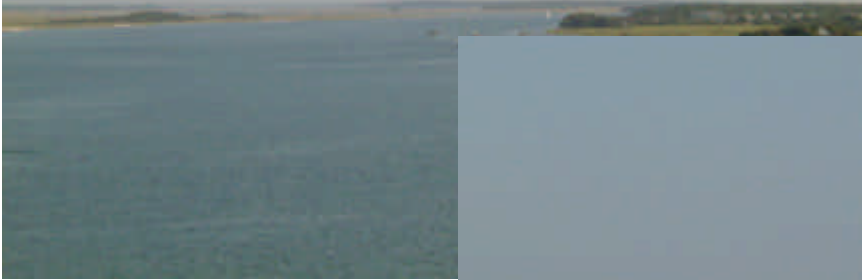
1<sup>st</sup> Floor Back Porch/Patio: (Marina) 48' 6" x 9' (9' x 20' Covered Porch)  
2<sup>nd</sup> Floor Back Balcony: (Marina) 20' x 9'  
2<sup>nd</sup> Floor Front Balcony: (Intracoastal) 10' x 5'







**Intracoastal Waterway North**



**ALL this water .....**  
**ALL these views .....**

**Camachee Island Marina**



**Saint  
Augustine,  
Florida**

**Downtown St. Augustine,  
Intracoastal Waterway South**



**Atlantic Ocean**

