

# Hamptons

INTERNATIONAL



**70 Sabal Creek Trail, Ponte Vedra, FL 32081**

4  4 

**£1,410,000**

**(\$1,900,000)**

## Property details



026 NEFMLS, Inc

## 70 Sabal Creek Trail, Ponte Vedra, FL 32081

**£1,410,000**  
**(\$1,900,000)**

4 🏠 4 🚗

### Key features

- **Special Program: Global Luxury**

### Attributes

- 🏊 **Swimming pool**
- 🏠 **Garage**
- 🛠️ **Refurbished**

---

## Description

Discover true resort-style living at this former Toll Brothers model home located in Nocatee's high-end Coral Ridge community! Expertly built in 2023, the interior features all the appointments to be expected of a Toll Bros model including soaring ceilings, designer walls, oak hardwood floors, grand fireplace, & a functional layout w/split bedrooms, dedicated office, & guest suite! The kitchen is a chef's dream w/a 6-burner cooktop, thickened counters, soft-close cabinets, & walk-in pantry. A large primary suite w/free-standing tub & custom closet completes the interior. Outside, enjoy a true backyard oasis w/a luxurious heated pool, spa, pergola, fireplace, outdoor kitchen, & turfed recreation area all adorned by tropical landscaping - perfect for entertaining! A large climate-controlled garage w/epoxy flooring comes as an added bonus! Nocatee is renowned for its world-class amenities (including state-of-the-art water parks!) all located within the top-rated St Johns School District!

**FEATURES/UPGRADES INCLUDE:-**Open Floor Plan-Soaring Sealings w/accent beams-Large Windows (tons of natural light!)-Oak Hardwood Floors-Upgraded Light Fixtures-Electric Fireplace w/mantle-Super Slider Door-Custom Built-ins-Chef's Kitchen-6-burner Gas Cooktop-Large Island-Thickened Counters-Walk-in pantry-Stainless Steel Appliances-Large Custom Walk-in Closet-Heated Saltwater Pool-In-ground spa-Covered Lanai-Outdoor Kitchen w/kegerator-Pergola with outdoor fireplace-Turfed Recreation Area-Outdoor Billiards table-Tropical Landscaping-Paved Driveway-Climate-controlled 2.5 car garage-Epoxy flooring-Water Softener System-Reverse Osmosis-AND MORE!

**NOCATEE AMENITIES:-**Splash & Spray Waterparks-Nature Trails-Fitness Centers-Sports Courts (tennis, pickleball, etc)-Lap Pool-Zip Line-Parks-Playgrounds-Dog Parks-Events/ActivitiesAND MORE!





© 2016 NEFMI S, Inc









© 2016 NEFMLS, Inc



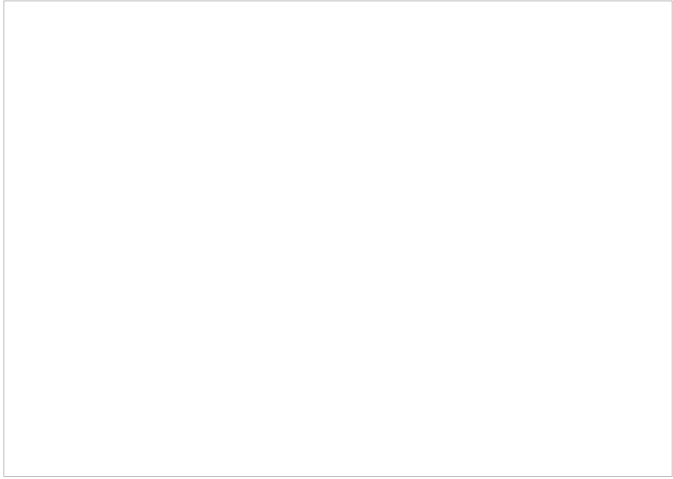














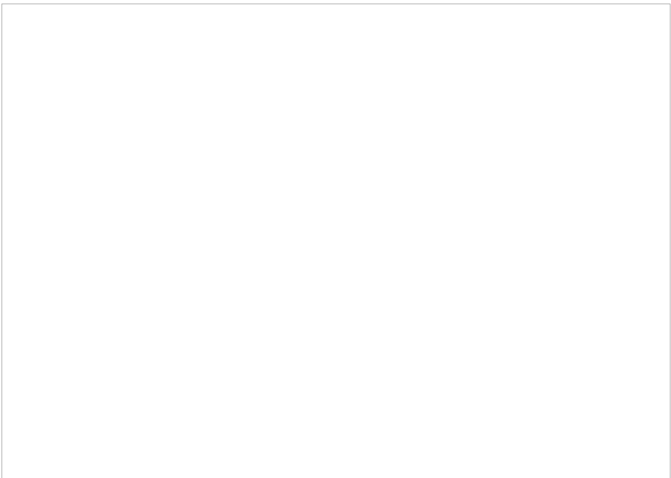
© 2016 NEFMLS, Inc













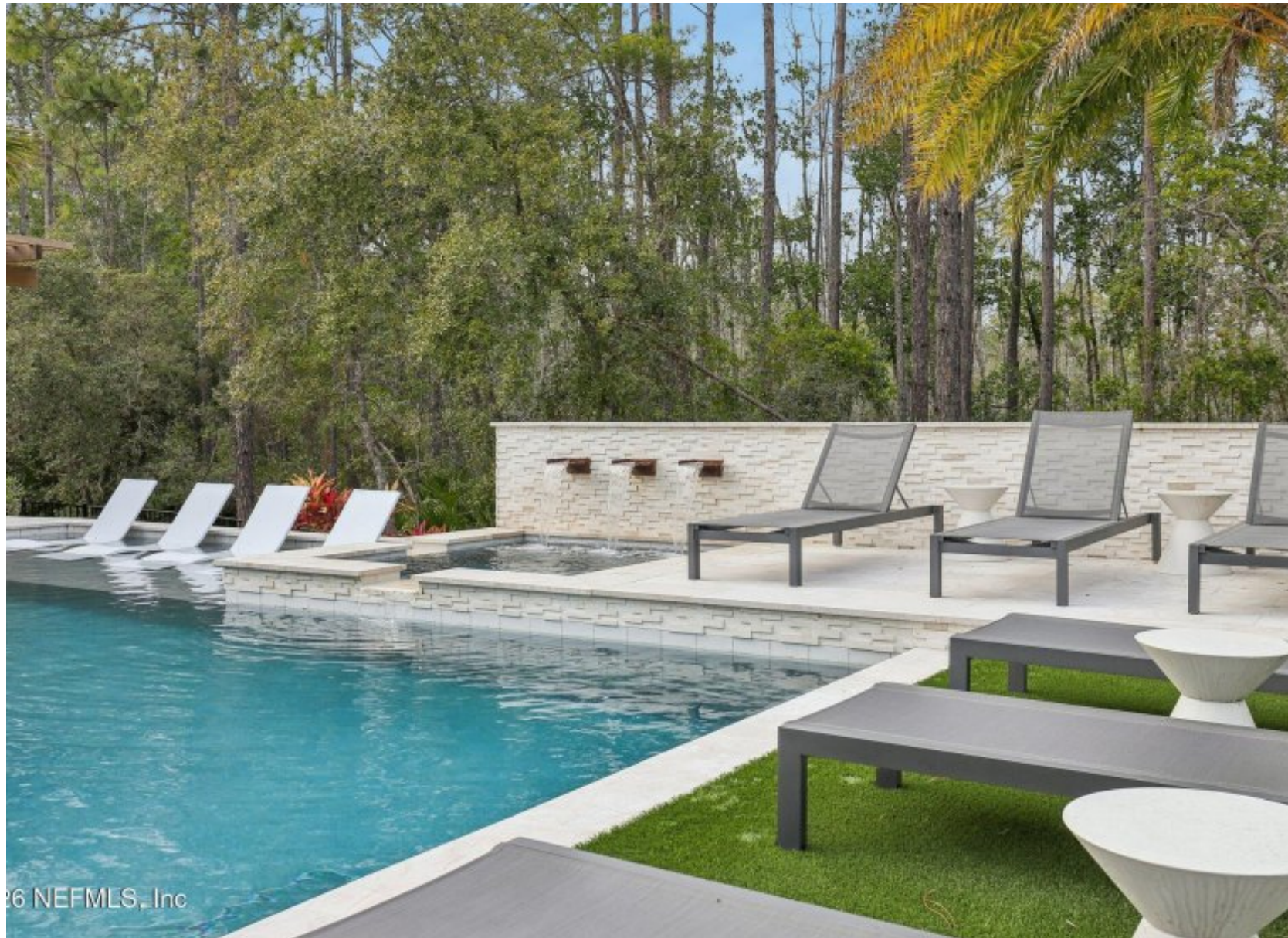












© 2016 NEFMLS, Inc

















NOCATEE  
PONTE VEDRA • FLORIDA

26 NEFMLS, Inc









26 NEFMLS, Inc





26 NEFMLS, Inc



G.M.I.M.I.S., Inc.





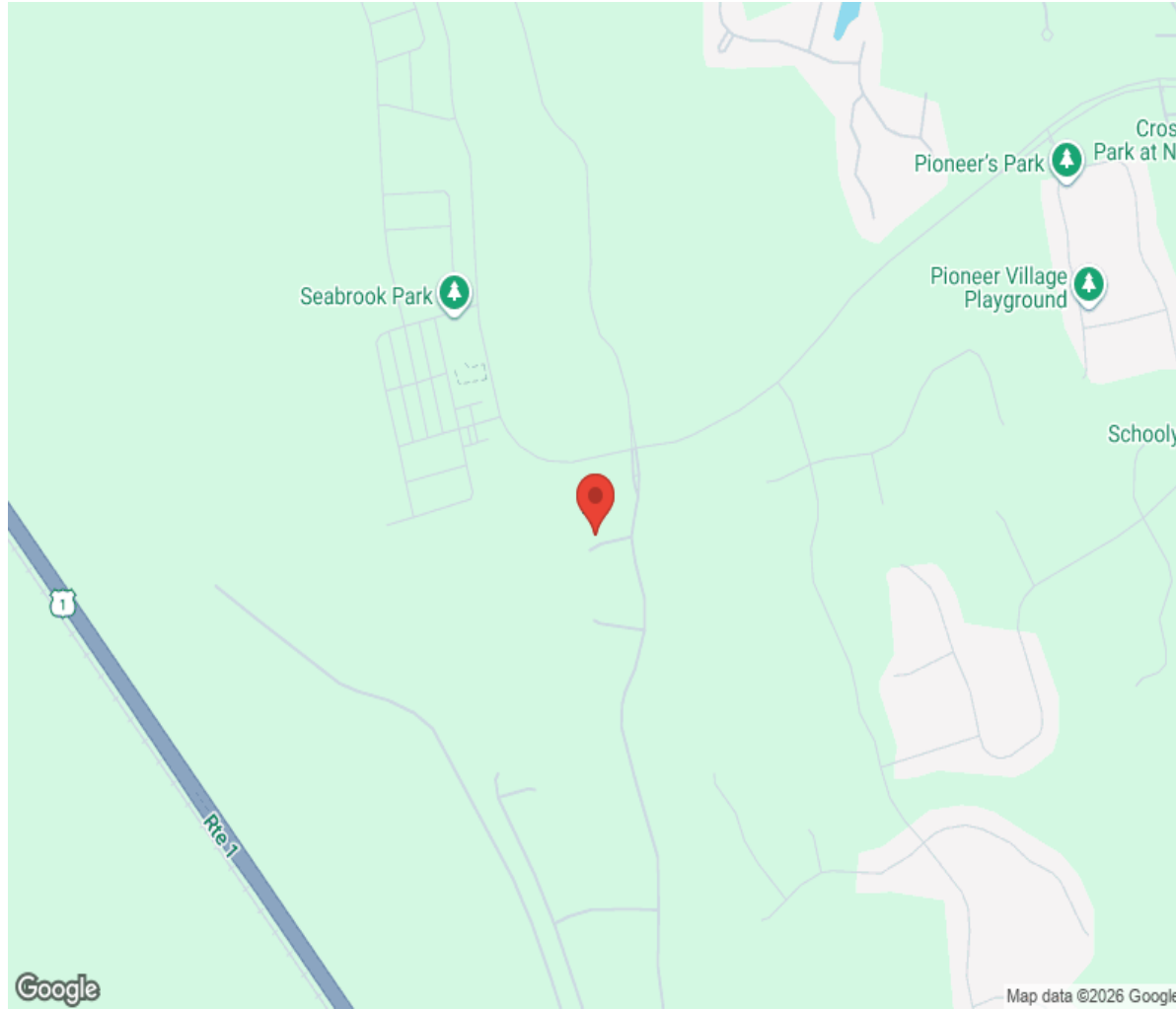
Inc





# Location

---



# Hamptons

INTERNATIONAL

**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**