



PREMIUM LOT WITH CUSTOM HOME OPTION

**WORLD GOLF VILLAGE
KING AND BEAR**



BUILD YOUR CUSTOM DREAM HOME

TO YOUR SPECIFICATIONS WITH EVERYTHING YOU WANT



Example Picture of a Home that could be build.



Large Premium Lot

70' x 222' (0.37 acres / 16,117.20 sq/ft)

3729 Berenstain Dr. - St. Augustine FL 32092



GATED GOLF COURSE COMMUNITY
WITH NO CDD FEES



RARE OPPORTUNITY
LAST AVAILABLE LOT IN LAKEWOOD



RELAX AND WATCH
YOUR HOME BEING BUILT





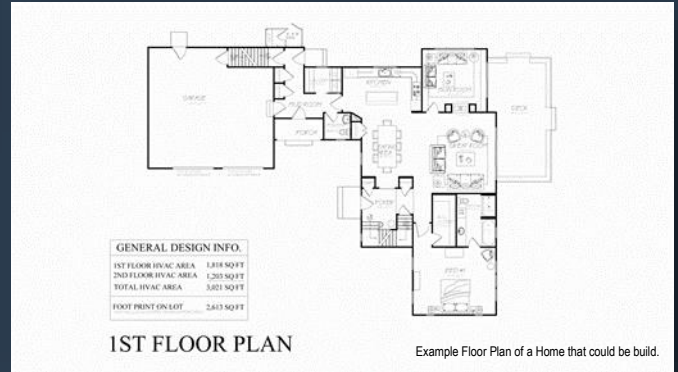
Example Picture of a Home that could be build.

CUSTOM BUILT HOME OPTIONAL

3 Bedroom / 2 1/2 Bathroom

2,390 sq/ft (or larger)

You have the Option to custom design Your Home to Your Liking



Example Floor Plan of a Home that could be build.

PREMIUM LOT \$125,000
CUSTOM HOME \$274,850 **OPTIONAL***
PACKAGE DEAL \$399,850

*ask for and see detailed info what this includes.

You can buy just the Land or a Package incl. a Home



LOT # 26

16,117.20 SQ/FT



Example Photos of Homes that could be build.

You have the Option to select a Floorplan and to upgrade Your Home matching Your individual Needs.



King and Bear



Fitness Center



Gym



Amenities Center



Playgrounds



Club Pool and Children's Swimming Pools



Tennis & Basketball Courts



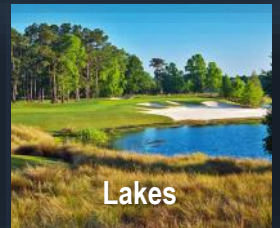
Soccer Field & Trails



Clubhouse & Restaurant



Golf Course



Lakes

King & Bear in St. Augustine, Florida, is set among pristine lakes, beautiful loblolly pines, and stately oak trees, located at the World Golf Village, a world-class residential golf complex that also features the World Golf Hall of Fame. Jack Nicklaus and Arnold Palmer officially opened the King & Bear golf course on November 15, 2000.

King and Bear is part of the World Golf Village master plan. At the heart of World Golf Village lies the Walk of Champions promenade home to the World Golf Hall of Fame, The IMAX 3D Experience, the award-winning Renaissance World Golf Village Resort and Convention Center, restaurants and shops.

From interactive experiences like the Voices from the Hall audio tour and the golf simulator where you can play legendary courses like St. Andrews to the Trophy Tower. The World Golf Hall of Fame is an entertaining and educational attraction for young and old, golfers and non-golfers alike.

King and Bear offers a wide range of amenities.



Gated Community

ENJOY A PREMIUM LIFESTYLE WITHOUT CDD FEES

LOCATION

OLD WORLD CHARM,... NEW WOLD OPTIONS

With a 16th-century Spanish Colonial town just to the south and a metropolitan city to the north, World Golf Village offers easy access to everything from historical sites and art festivals to symphony performances and international airport service. Located between St. Augustine and Jacksonville, The Neighborhoods of World Golf Village is also convenient to miles of unspoiled beaches, just 10 minutes away.

More than 200 days of sunshine and a median temperature of 78 degrees allow outdoor activities year-round. The Atlantic Ocean, St. Johns River and inland waterways make the area a popular destination for boating, fishing, surfing and skiing. Professional sports draw spectators and participants from around the country for Jacksonville Jaguars NFL games, the PGA TOUR's Tournament Players Championship (TPC), minor league baseball and tennis.

Shopping, recreational and dining choices include quaint boutiques on St. Augustine's cobbled streets, regional and brand-name outlet malls, five-star restaurants and rustic waterfront spots with fresh, local seafood.

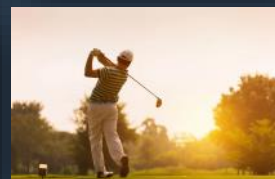
The Surrounding Area

Northeast Florida has all of the natural beauty, outdoor activities and cultural attractions for which the state is famous, but without the crowds. With Jacksonville and Ponte Vedra just minutes to the north and easy access to Central Florida, World Golf Village is the perfect starting point for day trips. Closer to home, St. Augustine offers nearly endless choices for recreation, while the Village itself puts shopping, dining and entertainment right at your door. A short hop to Interstate 95 makes it easy to get to the Outlet Malls for great shopping deals, or to Jacksonville for some big city fun.

In St. Augustine, the nation's oldest city, explore the pedestrian-friendly historic district's shops, cafes and landmarks, including the 17th-century Castillo de San Marcos National Monument. Shopping choices include everything from small, independent boutiques to large outlet malls with major brand name stores. End your shopping day with fine dining or more casual fare at great restaurants and bistros throughout St. Johns County.



World Golf Village is located in the St. Johns County school district - one of the finest school districts in the U.S., ranking number one out of 67 districts in Florida. Public schools in the immediate area include Wards Creek Elementary School, Mill Creek Elementary School, Palencia Elementary School, Pacetti Bay Middle School, Nease High School, Ponte Vedra High School and Bartram Trail High School. Charter and private schools are convenient to World Golf Village.



Visit Property Website: <http://www.3729Berenstain.com> incl. video.

To arrange a private viewing of this property or to discuss the custom built option, call Michael at 904-770-6180 or Phillip at 904-881-6628

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(*Conditions apply, call for details).

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