



EXCEPTIONAL EXECUTIVE HOME IN PALENCIA
100 LA MESA DRIVE
5 BEDROOMS / 4 ½ BATHS / 4,298 SQFT



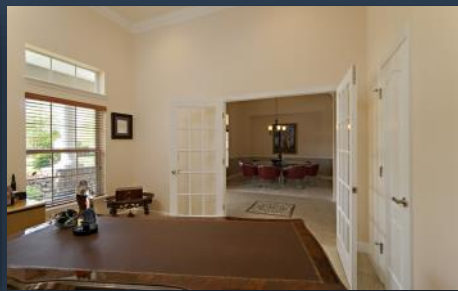
WELCOME TO PALENCIA, ST. AUGUSTINE'S MOST PRESTIGIOUS AND PRISTINE COUNTRY CLUB COMMUNITY AND CHAMPIONSHIP GOLF COURSE DESIGNED BY ARTHUR HILL. BEHIND THE GATES OF THIS PREMIER COMMUNITY YOU WILL FIND 100 LA MESA DRIVE. THIS STUNNING HOME OFFERS EVERY AMENITY IMAGINABLE. WITH 5 BEDROOMS AND OFFICE, 4 ½ BATHS AND A TWO CAR GARAGE, THIS 4,298 SQFT PROPERTY HAS A FLEXIBLE FLOOR PLAN TO ADAPT TO A VARIETY OF LIVING ARRANGEMENTS.



Magnificent and spacious executive home in St. Augustine's most prestigious and pristine country club community. This young and lovingly maintained 5 bed 4 ½ bath with study and home cinema offers every amenity imaginable. A flexible open floorplan to adapt to a variety of living arrangements. Richly appointed kitchen with gorgeous granite countertop large hardwood cabinetry, tile backsplash, stainless steel appliances, pantry closet with shelving, and an island with gas range that makes cooking and entertaining a breeze. The kitchen opens to the living area and a great room with gas fireplace and custom built-in shelves. Master suite has a sitting area and a spa-like master bathroom with large tub and oversized walk-in twin-shower. The upstairs area is very large and offers multiple options and possibilities of usage. The house is wired for internet and Cat5 ethernet. Wiring for home entertainment system with built-in ceiling loudspeakers. Security system, 3 A/C units, water filtration, sprinkler system, well for irrigation water, RhinoShield-type exterior paint, paved drive and walkways. screened porch outside entertainment area. Pool can easily be added (drawings already finished). Lot's of upgrades you won't see in standard new construction. Large corner lot with privacy. Gated community in a resort-like setting with wonderful amenities for residents, incl. pools, tennis, various sports fields, nature trails, golf, and a clubhouse with social activity.



ENTRANCE HALL



PRIVATE OFFICE / STUDY



FORMAL DINING / MULTIFUNCTIONAL



GREAT ROOM / LIVING ROOM



OPEN FLOOR PLAN



FIRE PLACE & CUSTOM SHELVES



VERY LIGHT & SPACIOUS LIVING AREA



EXTRA LARGE GOURMET KITCHEN



ISLAND WITH GAS RANGE



BREAKFAST NOOK



FAMILY ROOM / DEN



MASTER SUITE



WITH SITTING AREA



MASTER BATHROOM W. WHIRLPOOL TUB



DUAL VANITY & MAKEUP SECTION



SEPARATE WC ROOM & WALK-IN CLOSET

This home offers space, comfort and a floor plan that suits a lifestyle applicable to a wide variety of future owners.

PALENCIA amenities are top notch with resort pools, fitness center, spa, golf course, tennis courts, multiple sports fields, play grounds, nature trails, all carefully integrated into preserved natural beauty and pristine unspoiled wooded areas. The community features 33 acres of parks. The par 72 Arthur Hills golf course gives amazing intracoastal views that is unique to this community.

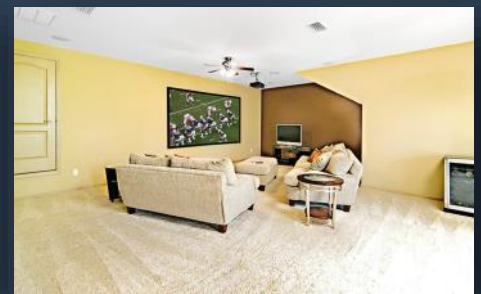
Schools and shopping are close by. Perfectly located between Jacksonville and St. Augustine.



SPACIOUS GUEST BEDROOMS



3 ADDITIONAL BATHROOMS + GUEST WC



5TH BEDROOM CURRENTLY HOME CINEMA



CAN BE UTILIZED FOR MULTIPLE PURPOSES



UPSTAIRS BALCONY



EXAMPLE RENDERING

ROOM FOR A POOL TO BE ADDED



COVERED & SCREENED PORCH



WITH INTEGRATED AUDIO SYSTEM



LARGE CORNER LOT WITH PRIVACY



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