

# Enjoy Panoramic Views of the Marsh from your Balcony!

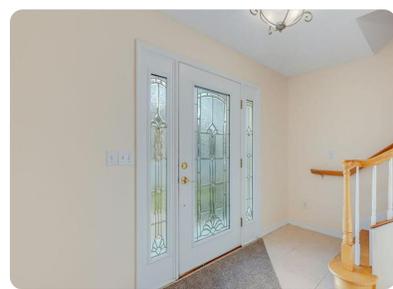


## 209 Exuma Court, St. Augustine, FL, 32095

Offered at \$349,900

WOW! Check out this gorgeous 2 story in popular Eagle Creek of North St. Augustine! This sturdy concrete block/frame/stucco home is located on a low-traffic cul-de-sac and features extensive manicured landscaping with Queen palms and a beautiful Magnolia tree! The extra long driveway provides plenty of parking and leads to the side-entry, 2-car garage. Through the leaded glass front door is found a unique floor plan with 2 spacious bedrooms, full bath, and laundry room downstairs, and a large great room, adjoining dining room, convenient kitchen, half bath, and Master suite upstairs. Plenty of room to accommodate various furniture arrangements, with freshly painted interior and BRAND NEW carpeting throughout, PLUS some lovely hardwood floors in the kitchen and Master suite! The kitchen features beautiful, raised-panel cabinetry with corner lazy susans, drawer stacks, and crown moulding, beveled-edge Corian countertops, and Jennair downdraft range. The large Master suite features a wonderful view of the marsh from the balcony, a HUGE walk-in closet, hardwood flooring, a dual sink vanity, 18" ceramic tile in the bath, a deep soaking tub with whirlpool jets, and a large, separate shower. Extras include a 4 year old roof, rain gutters, large screened porch with vinyl windows and outside deck, large laundry room with folding counter and utility sink, leaded glass front doors, extra under stair storage and storage closet, and an additional balcony on the front of the house. This home has a super convenient location with easy access to St. Augustine and Jacksonville, plus the A-Rated St. Johns County schools! Relax with a barbecue on the screened porch, while enjoying the marsh breezes. There's a wonderful community pool and playground for your enjoyment! Low HOA fees and NO CDD fees! HURRY!!

 3 Bedrooms
 3 Bathrooms
 2,053 sqft
 0.4 acre (lot size)
 Built: 2003



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