

Portfolio

May/June 2015 : All the finest John's Island has to offer



Exclusively John's Island



On the cover



1 : 610 Coconut Palm Road : Commanding unparalleled water views of John's Island Sound, this stately 4BR/4.5BA residence exudes privacy. Custom millwork and architectural detailing add character to this 5,862± GSF home with extended covered porches on both levels providing exceptional views. A generous living room with fireplace and custom built-ins opens onto the enclosed lanai. From there, you can access the library/guest bedroom with full bath. The expansive enclosed porch connects to the family room, lanai, and kitchen with breakfast area, creating an intimate indoor/outdoor living space. The upper level has three guest suites and a laundry room. A 2-car garage and private boat dock completes the picture. \$3,600,000

2015 Breaking Records

The John's Island real estate market continues to heat up throughout 2015. As of May, we have closed on a record 44 properties year-to-date, with 32 pending sales. In March alone, 25 properties were placed under contract, nearly one per day, with many new listing selling within a few days.

Our year-to-date numbers continue to grow stronger than previous years. Our current inventory is getting snapped up by savvy buyers, who are taking advantage of competitive pricing and low interest rates. Improving market conditions make this a great time to pursue your real estate interests.

A special thank you to the 250+ runners/walkers and supporters that turned out for our first annual "5K Rabbit Run/Walk" on April 3 – a huge success – with all proceeds benefitting the John's Island Community Service League. This event was fun for all ages! Live music by the Landsharks, who played the night before at the "Spring Bash", kept the adrenaline pumping for runners and donut dunkers alike! This is what makes our community so great.

Summer season is upon us as we embrace the tropical ocean breezes and highly-anticipated 4th of July festivities. Action-packed "Adventure Island Camp" and "Family Beach Day" prove to be our most fun-filled summer events year after year. Families enjoy kayaking, sailing, surf fishing, volleyball, beach races, building sandcastles, boogie boarding, paddle boarding, corn-hole toss and searching for sea turtle nests along our pristine shores.

John's Island Real Estate Company is open all summer, and we anticipate our market to be active. Come visit us and see why it's really "Great To Be Here!!"



Exclusively John's Island
Adventure Island Camp

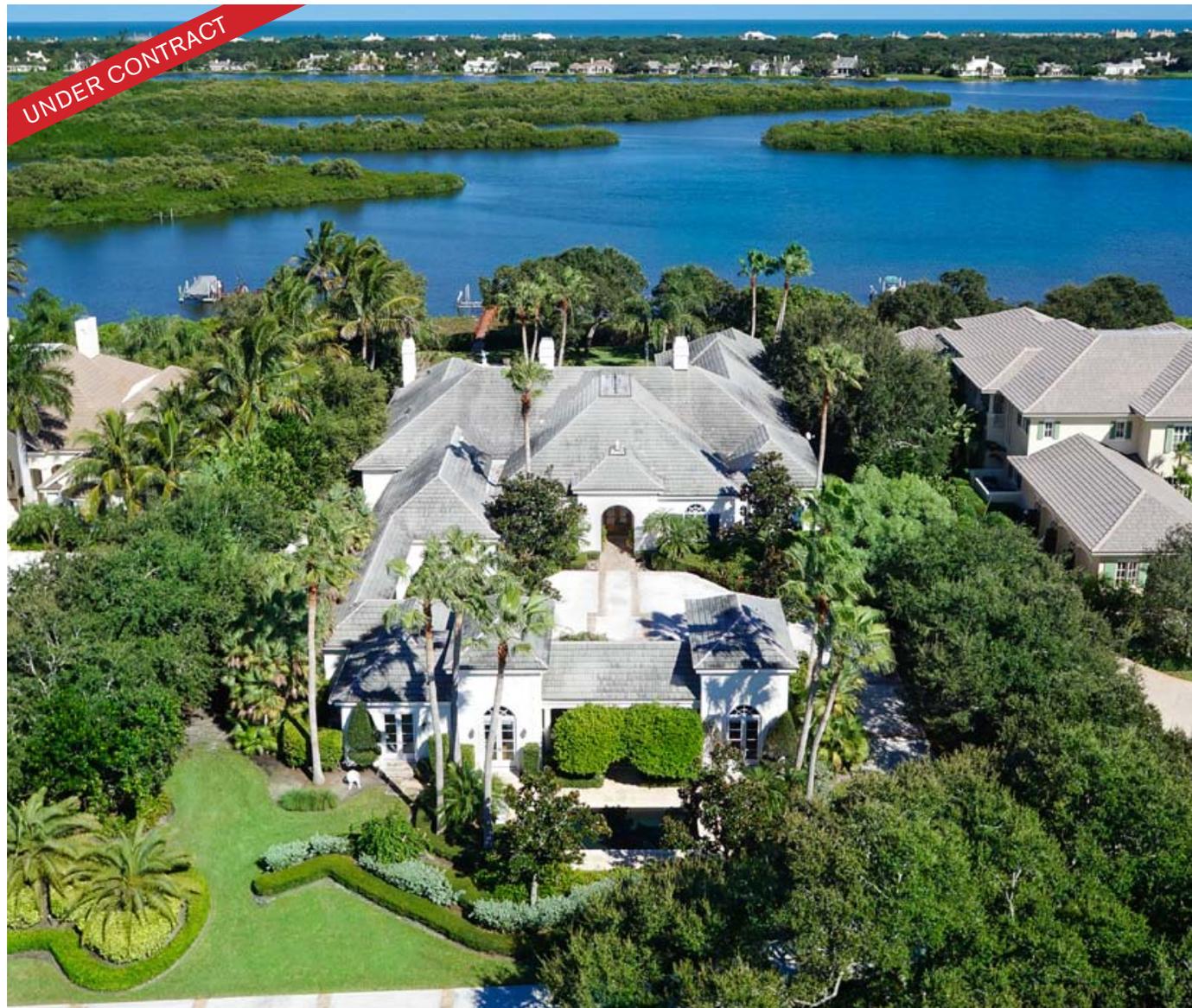


NEW LISTING



2: 171 Terrapin Point : The lure of sweeping river views. The appeal of luxurious appointments. All on a desirable 1.44± acre riverfront lot, nestled on the western shore of prestigious Gem Island. Located on a quiet cul-de-sac street, this exceptional four-bedroom estate commands unrivaled Intracoastal Waterway views from nearly every room. Enjoy breathtaking sunsets, 172-feet of river frontage, boat dock with lift, gorgeous lap pool lined with mature palms, and your own sandy beach protected by a seawall. Unsurpassed features included 12,303± GSF, luxurious appointments, custom built-ins, hardwood and marble floors, Zuber wallpaper, striated plaster walls, screened lanai with fireplace, library with fireplace & bar, and stunning tree-tops views from the upper level. \$8,000,000

Luxury Homes



3 : 110 Green Turtle Way : This architecturally distinguished, Gem Island estate offers breathtaking, panoramic views of serene John's Island Sound. Complete with four bedrooms, including the detached guest house with VIP suite and its own pool, this 10,630± SF home enjoys a tranquil, private location. The grand living room highlighted by a series of arches, multi-layered crown moldings, large fireplace and French doors frames the lush pool and water views. Entertain in the gourmet island kitchen and family room with pocket doors opening onto the covered loggia with fireplace and summer kitchen. Additional features include a dining room, full service butler's pantry, oversized pool, library, media room with wet bar, and boat dock. \$7,250,000

NEW LISTING



4 : 636 Ocean Road : A magnificent oceanfront location makes this six-bedroom, seaside retreat a rare find. A gracious poolside terrace draped in colorful bougainvillea greets you. Architectural detailing, high ceilings and sensitive planning to maximize the breathtaking, panoramic ocean views is evident throughout this 8,640± GSF home with 120 feet of direct ocean frontage on 1.33± acres. The main level affords a center island kitchen adjoining the family room, generous living room with fireplace, guest bedroom and a master suite. The lower level has a large living area with full bath that can be converted into a bunk room, ample storage, game room and 3-car garage. Perfect for visiting family and friends is the detached 2BR/2BA cabana with kitchenette. A private boardwalk completes the picture. \$7,250,000

Luxury Homes



5 : 670 Ocean Road : Offering 130' of ocean frontage, this architecturally distinguished, four-bedroom retreat commands breathtaking ocean views. Its tranquil courtyard pool with marble surround, lush tropical landscaping and marble stepped entrance greets you. The impressive foyer with round turret staircase and gold leafed ceiling leads you to the expansive living room with fireplace, graceful arches and columns. Enjoy sweeping views of sea and sky throughout the 8,000± GSF home with custom finishes, reclaimed wood appointments, hand-carved gourmet island kitchen, handsome office, billiards room, bonus bunkroom, and a private dune crossover for direct beach access. Must see to appreciate! \$5,850,000



6 : 228 Island Creek Drive : One of the most spectacular fairway and lake views of the South Course are enjoyed from this exquisite 4BR/4.5BA residence. Beautiful hardwood floors, vaulted ceilings with recessed lighting and custom millwork add character and warmth to this remarkable 5,624± square foot retreat. The upgraded, gourmet island kitchen with built-in service buffet, wine refrigerator and premium appliances adjoins the spacious family room with breakfast area and wet bar. Additional features include a large and private master suite, spacious guest bedrooms, adjoining guest cabana and upgrades recently made throughout. The private poolside terrace showcases the lush tropical setting with endless golf vistas. \$3,100,000

Luxury Homes



7 : 5 Sea Court : A fresh ocean breeze greets you upon entering this impressive 6BR/6.5BA oceanfront "smart home" located on a private, cul-de-sac street. This commanding 11,311± GSF retreat affords 125' of ocean frontage and breathtaking views of pool, ocean and sky captured by the double-height living room. The luxurious first-floor master wing, gourmet island kitchen, family room, summer kitchen, upper lever guest suites and 2nd master suite, elevator, and private dune walkover complete the picture. \$12,900,000



8 : 640 Ocean Road : A spectacular, private oasis unfolds as you enter this exceptional 5BR/6.5BA oceanfront retreat sited on one of the highest lots in JI, maximizing endless ocean and sunset views. The double-height living room with fireplace and vertical windows floods the home with light. Features three levels of indoor/outdoor living, 9,761± GSF, lush courtyard pool, Venetian plaster walls, limestone floors, custom finishes, luxurious master suite, cabana, elevator, bunk room, and private beach access. \$8,500,000

NEW LISTING

NEW CONSTRUCTION



11 : 261 Sabal Palm Lane : Taking complete advantage of its superb setting with multiple fairway and lake views is this well-conceived 4BR/4.5BA home designed for indoor/outdoor living. Ideal for year-round entertaining, retractable screens enhance the covered porch with fireplace overlooking the pool and fire pit. Designed by Matthew Lee Gore and built by Flinchum Construction, unsurpassed features include 5,528± GSF, custom finishes, unique ceiling details, gourmet island kitchen, and hardwood floors. \$3,300,000

NEW CONSTRUCTION



12 : 260 Sabal Palm Lane : Located on a quiet cul-de-sac, this well-conceived 4BR/4.5BA home takes complete advantage of its superb setting with multiple fairway and pool views. Designed by Harry Howle and built by Croom Construction, features include 4,893± GSF, office/guest room, generous living room with fireplace and coffered ceiling, gourmet island kitchen adjoining the beamed ceiling family room, luxurious master suite, and a sunlit lanai accessible by all principal rooms. \$3,250,000



9 : 676 Ocean Road : PRIME OCEANFRONT OPPORTUNITY FOR REDEVELOPMENT! Sited on one of the largest oceanfront homesites available is this originally owned, four-bedroom residence. It is a wonderful opportunity to rebuild on a desirable 1.49+ acre oceanfront lot with 130' of direct ocean frontage, breathtaking ocean views, and a private dune crossover for beach access. \$4,350,000



PRICE CHANGE

10 : 250 Coconut Palm Road : Overlooking private preserves of John's Island Sound is this beautiful 4BR+Lib/5.5BA waterfront home with boat dock. Enjoy fishing and boating from your backyard. Quality craftsmanship grace the 6,624± SF retreat with refinished wood floors. Features include a vaulted beamed ceiling uniting the island kitchen & family room, handsome library with fireplace, luxurious master suite, cabana with bonus bunkroom, 3-car garage, gorgeous pool and new Jacuzzi. \$3,375,000



13 : 110 Coconut Palm Road : Fine materials and quality construction distinguish this exquisitely renovated 4BR/4.5BA home including a 1BR+Den/1BA guest cottage. Set back from the road, this 5,614± SF retreat enjoys serene water views overlooking private preserves. Unsurpassed features include a voluminous living room with fireplace, vaulted beamed ceiling family room and gourmet island kitchen, luxurious master suite, elegant new bathrooms, spa/pool, and boat dock. Must see to appreciate! \$3,190,000



NEW LISTING

NEW CONSTRUCTION

14 : 310 Indian Harbor Road : Ready in November! Overlooking multiple fairways views is this gorgeous, newly built 4BR/5.5BA retreat. Masterfully designed for indoor/outdoor living, this 5,601± GSF home affords a coffered ceiling living room with fireplace opening onto the covered porch with fireplace, creating one cohesive space. Entertain in the gourmet island kitchen adjoining family room that opens onto the covered summer kitchen. Features include a dining room, study, and luxurious master. \$3,175,000

Luxury Homes



15 : 240 Coconut Palm Road : Enjoy waterfront living in this elegant 5BR/5.5BA home overlooking private John's Island Sound views. Set back from the road, this 6,325± SF home features a voluminous living room with fireplace, dining room with coffered ceiling, library, office/guest suite, bonus storage room, pool, spa, & boat dock. \$3,175,000



16 : 631 Indian Harbor Road : Overlooking serene pool and lake views is this 4BR/4.5BA retreat adorned with architectural detailing. Boasting 5,243± GSF, features include a gourmet island kitchen, voluminous living room with fireplace, billiards room with wet bar, library/bedroom, upper level guest suites and an A/C garage. \$2,700,000



17 : 311 Llwyd's Lane : From the moment you enter this charming 5BR/5.5BA retreat, the commanding double fairways views embrace you. Located on a desirable no-thru street, this 6,052± GSF home has a private VIP suite, multi-use room, pool with spa & fountain, vaulted ceiling family room, exercise room, and ample storage. \$1,775,000



18 : 211 John's Island Drive : Conveniently located in the heart of JI near all Club amenities is this exquisite 4BR/5BA home. Features include a spacious living room with fireplace and decorative columns, expansive lanai, 4,400± SF, gourmet island kitchen, study/guest bedroom with full bath, pool and private master suite. \$1,750,000



19 : 741 Shady Lake Lane : Elegant interiors, enticing lake views and a private location make this 3BR/3.5BA waterfront home a rare find. Beautiful landscaping enhances the stone center driveway and custom pool with spa and chaise lounging. Features include 4,768± GSF, enclosed sun room, and outdoor summer kitchen. \$1,725,000



20 : 781 Shady Lake Lane : Privately sited along a canopied, cul-de-sac street is this beautiful 3BR/4.5BA residence. Enjoy serene pool and lake views from nearly every room. Features include 5,064± SF, vaulted ceiling living room with fireplace, enclosed lanai, and attached guest cabana for visiting friends and family. \$1,275,000



21 : 531 Indian Harbor Road : This exceptional 3.07+ acre homesite is one of the largest available on John's Island. Positioned in the highly desirable northern shore of John's Island Sound, it is positioned for quick deeper water access to the Intracoastal Waterway, yet is in a protected location for the utmost in privacy. With over 155' of water frontage, it will permit an estate of true distinction or alternatively can be subdivided into two or three buildable lots. \$6,350,000



22 : 810 Manatee Inlet : Located directly on desirable John's Island Sound, offering complete privacy as well as one of the best panoramic, water views available in John's Island, is this majestic 2.76± acre waterfront homesite. An undisturbed natural preserve and pristine island neighbor this unparalleled parcel with boat dock. Lush tropical mangroves and waterfowl create a spectacular backdrop. Enjoy direct access to unlimited cruising on the Intracoastal Waterway. \$5,200,000



23 : 221 Sago Palm Road : Commanding mile-wide river view is this rare & unique 8.77± acre homesite, offering the utmost privacy. Nearly surrounded by water with virtually no neighbors, it features panoramic water views, multiple exposures, brilliant sunsets, dock, and an abundance of wildlife & boating opportunities. \$4,900,000



24 : 60 Gem Island Drive : This generous 1.83± acre, waterfront homesite with private boardwalk and boat dock is situated along the highly private and desirable eastern side of prestigious Gem Island. Enjoy an abundance of wildlife and outstanding boating, kayaking and fishing opportunities right from your own backyard. \$3,250,000



25 : 280 Sea Oak Drive : This .59± acre homesite, surrounded by matchless natural beauty, specimen oaks, palm trees and golf views, is one of the few golf course lots remaining. Located along the 9th fairway of the North Course, this desirable, quiet lot is a serene natural habitat for birds and wildlife. \$695,000

Oceanfront Condominiums, Townhouses & Island House Suites



26 : 100 Ocean Road #207 : Gorgeous, renovated 2BR/2BA, 1,520± SF, stunning ocean views, custom finishes, next to Beach Club, pool. \$998,000



27 : 500 Beach Road #111 : Desirable 3BR/2BA, end unit, 2,000± SF, gorgeous ocean views, near Beach Club, fireplace, pool, beach access. \$825,000



28 : Tennis Townhouse #12 : Updated, furnished 3BR/3BA, golf views, 1,900± SF, private entrance, 1-car garage, next to tennis & JI Club. \$845,000



29 : 700 Beach Road #156 : Desirable 3BR/2BA end-unit, 2,000± SF, stunning ocean views, multiple exposures, pool and beach access. \$825,000



30 : 650 Beach Road #141 : desirable 3BR/2BA end unit, 2,000± SF, direct ocean views, enclosed lanai, private pool & beach access. \$795,000



31 : 500 Beach Road #106 : Renovated 2BR/2BA, 1,520± SF, spectacular ocean views, gourmet open kitchen, near Beach Club, pool. \$775,000



32 : 500 Beach Road #209 : Beautiful 2BR/2BA, 1,590± SF, gorgeous ocean views, open kitchen, near Beach Club, pool. \$675,000



33 : 500 Beach Road #107 : Beautifully Updated 2BR/2BA, 1,590± SF, spectacular ocean views, near Beach Club, custom built-ins, pool. \$620,000



34 : North Village #710 : Renovated 3BR/3BA townhouse, 1,900± SF, southwest fairway & water views, 1-car garage, private pool & tennis. \$525,000



North Village #702 : Gorgeous 3BR/3BA, 1,900± SF, spectacular fairway & water views, wine bar, 1-car garage, private pool & tennis. \$435,000



North Village #714 : Furnished 2BR/2BA, 1,500± SF, desirable southwest fairway and water views, 1-car garage, private pool & tennis. \$325,000



35 : Island House #131 : Furnished 1BR/1BA oceanfront studio, 590± SF, ocean views, kitchenette, washer/dryer, ideally next to Beach Club. \$285,000



John's Island Real Estate Company
Sales & Rental, Club Administration

Our Sales Executives



Bob Gibb, Broker



Judy Bramson



Jeannette W. Mahaney



Ba Stone



Terry Crowley



Michael Merrill



Kristen Yoshitani

77 Properties Sold/Under Contract Since January 2015



Portfolio

May/June 2015 : All the finest John's Island has to offer

1 John's Island Drive : Vero Beach, Florida 32963
772.231.0900 : JohnIslandRealEstate.com



October 1-8, 2015
John's Island Club hosts the
USGA Mid-Am Championship

Open to the public. For details please visit
JohnsIslandClub.org or call 772-231-7634.

Recently Under Contract/Sold

 400 Beach Road #145 \$249,000	 111 John's Island Dr. #21 \$815,000	 3 Sea Court \$5,100,000	 231 John's Island Drive \$1,295,000	 130 Sago Palm Road \$1,975,000	 371 Silver Moss Drive \$850,000	 100 Ocean Road #208 \$795,000	 151 Silver Moss Drive \$660,000
 183 Silver Moss Drive \$785,000	 410 Sabal Palm Lane \$1,050,000	 111 John's Island Dr. #5 \$875,000	 850 Beach Road #178 \$1,975,000	 400 Indian Harbor Road \$1,375,000	 391 Llwyd's Lane \$3,600,000	 200 Ocean Road #3B \$2,100,000	 650 Beach Road #145 \$895,000
 550 Beach Road #122 \$600,000	 371 Llwyd's Lane \$2,275,000	 400 Beach Road #142 \$249,000	 400 Beach Road #139 \$325,000	 400 Beach Road #140 \$325,000	 251 Silver Moss Drive \$775,000	 611 Indian Harbor Road \$2,275,000	 550 Beach Road #221 \$785,000
 600 Beach Road #131 \$550,000	 700 Beach Road #253 \$725,000	 381 Sea Oak Drive \$2,450,000	 401 Sabal Palm Lane \$4,400,000	 220 Turtle Way \$1,600,000	 571 Indian Harbor Road \$2,450,000	 50 Oyster Cut \$3,450,000	 450 Beach Road #224 \$1,150,000
 111 John's Island Dr. # 18 \$700,000	 233 Silver Moss Drive \$875,000	 270 John's Island Drive \$1,965,000	 1000 Beach Road #396 \$2,175,000	 600 Beach Road #230 \$1,275,000	 383 Silver Moss Drive \$575,000	 234 Island Creek Drive \$1,450,000	 550 Beach Road #321 \$775,000

Save The Date

May 24
Memorial Day Weekend Cookout

June 28-July 3
Annual Adventure Island Camp
Action-packed, six-day camp
for kids ages 6-16

July 4
4th of July Cookout/Fireworks

July 5
Family Beach Day

September 6
Labor Day Weekend Cookout

October 1-8
USGA Mid-Am Championship



We're right here in John's Island. Call today for a private tour at 772-231-0900.