

# ***BROKER*** **OPEN HOUSE**



**Noah Bailey**  
REAL ESTATE GROUP

May 3rd from 11-2 pm

9 Solano Avenue, St Augustine FL 32080

**Light snacks + chance to win a \$50 Gift card to Llama Restaurant!!**



In the heart of Davis Shores! 9 Solano is situated on a 2.5 lots or 1/3 of an acre lot offering a spacious 2,500sf open floor plan with 3BR/2.5BA's. Welcomed by the entry room you are whisked away by the ample room of the main living area. Warm laminate wood floors, lined with windows, crown molding and upgraded trim, tongue/groove wood ceiling in living room and a huge 33X12 private deck to entertain! You'll love walking to downtown, Amphitheater and nearby restaurants/shopping. Huge master retreat with dual vanities w/granite top and a gorgeous tiled shower. Plenty of room to cook and entertain in the spacious custom kitchen with natural lighting from skylights, granite counters, hardwood cabinetry with built-in pantry, SS appliances including wine fridge, huge island, separate bar seating and 2 eating areas! Spacious 1/2 bath for guest off the separate living room sitting area. Large guest bedrooms and plenty of storage throughout. Gorgeous landscaping with artesian well for irrigation, utility building for extra storage, 2+ car garage with built-in storage and workbench. Room to stretch out and enjoy the tropical backyard with room for a pool. Park your boat or RV on the addl. concrete slab. Metal roof installed in 2017, all renovations completed by a licensed contractors including the upgraded plumbing and electrical, A/C's, security system and recent windows. Don't miss all this home has to offer along with it's convenient location to Historic St. Augustine, Beaches and nearby restaurants and shopping! Most all furnishings negotiable!



