

# BROKER OPEN HOUSE!

## \$428,900

Saturday January 27th,  
12-3PM

229 Spoonbill Circle,  
St. Augustine, FL 32095

Snacks, sips, and a \$100.00 gift card  
giveaway  
to Bourbon and Boards



## OVERVIEW



## ABOUT THIS PROPERTY

This magnificent 3/2 SMART home is located in one of St John's premier 55+ Communities Parkland Preserve. Built in 2022, this beauty is move-in ready! Upon entry feel how coastal meets country as this beautiful home backs up to conservation, yet boasts a calming vibe. Home features light colored tile, carpeted bedrooms, updated light fixtures, quartz counter tops, water softener with filter, ceiling fans, plantation shutters, crown molding, tray ceilings, newly completed master closet built-in, HVAC Air Scrubber making the home hypoallergenic, retractable electric shade for sliding glass doors, tankless water heater AND the Murphy bed in bedroom 3 conveys. HOA maintains yard. Close to shopping, beaches, golf and a short distance to Historic Downtown St. Augustine.

## FEATURES

✓ 3 bedrooms

✓ 2 baths

✓ 1,591 sq. ft.

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