

Sand Castles

LUXURY * LIFESTYLE * REAL ESTATE

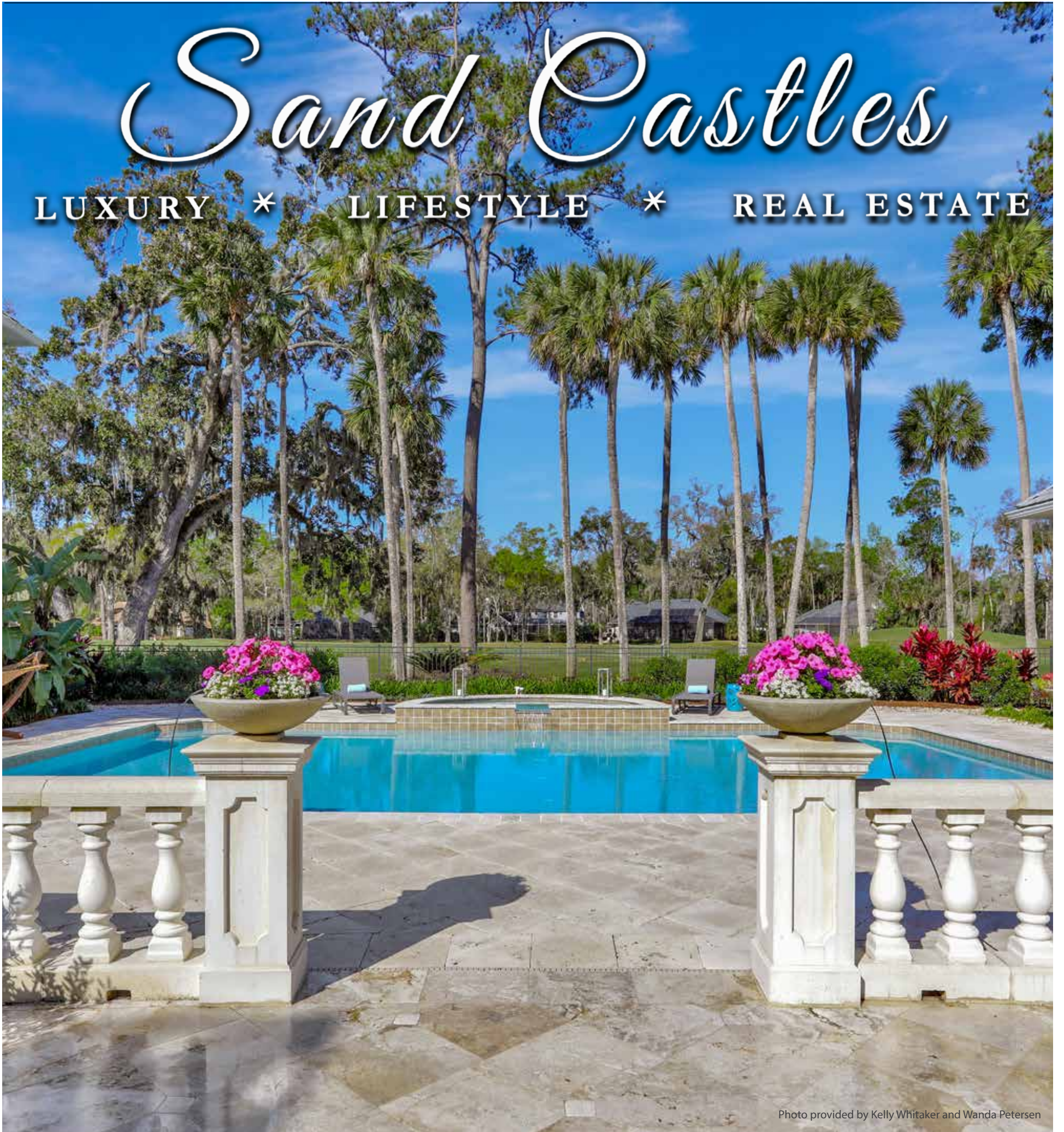


Photo provided by Kelly Whitaker and Wanda Petersen

'Spring into Summer' Featuring ...

- Remodeling project is a labor of love
- Tasty recipes to spice up quarantine
- Travel feature: A stay at the TWA hotel
- Sawgrass Village shop showcases local artists

MAY 21, 2020

Your Community Voice for 50 Years
PONTE VEDRA

Recorder

Not your average newspaper, not your average reader

Welcome to the 'Spring into Summer' issue of Sand Castles



Janet Westling
Contributing Editor

Our spring into summer issue is usually one of my favorite issues. After all, spring is one of our best-loved seasons especially here in North Florida.

This spring, as we emerge after 6-7 weeks of quarantine, we are grateful for our health and to be on the other side of this pandemic. Yet our hearts are filled with sadness for the many people who did not survive this horrible virus that took the lives of so many. It has truly been a moment in history where the worst of times and the best of times have converged.

We witnessed, on a daily basis, the compassion and care from our health providers, the long hours and hard work

from the essential services and their employees and our families who learned how to connect again and enjoy simple things like cooking, playing board games and each other.

So, in this special issue of Sand Castles, our focus will be on the shop owners with some wonderful stories from a new business in Sawgrass Village that opened TPC week to one of Ponte Vedra's favorite restaurants. Our Realtors, who kept listing, selling and creatively connecting with their clients, share their stories. We will hear from a 12-year-old world traveler who is itching to get back on a plane to somewhere and to food, which became our focus with "What's for

dinner and where do we do takeout?"

In closing, I am thankful for my family, my friends, my community, the wonderful place I work and the leaders, especially our president, who has been tireless in getting us through this.

And we are getting through it. We will bring back the great economy we had, before the pandemic ordered it to stay home ... with some patience, prayers, and perseverance!

My best,

Janet Westling, Realtor,
Sand Castles creator and contributing editor
Berkshire Hathaway HSFNR
www.janetwestling.com

MARKET WATCH

Looking at an interesting 1st quarter

By Holly Hayes

Dear Ponte Vedra Beach Neighbors,
Well, did we ever have an interesting first quarter of 2020? While we were on track for an amazing spring selling season, no one expected COVID-19 to interrupt our lives completely and change the way we work, live and play. And so it is in the real estate market, a shift and change in the way we do things has become our "new normal." Virtual showings, virtual listing appointments, homes going under contract sight unseen, all are new ways of doing business.

What has not changed is the need and desire for real estate and homes.

Let's look at the activity in the Ponte Vedra area in the first quarter of 2020!

OCEANFRONT Ponte Vedra Beach – Single Family and Condo

Currently, there are 20 active properties ranging in price from \$664,500 to \$10,989,000. The average list price is \$4,642,620 with an average square footage of 5,853 and an average price per square foot of 746.37 and lingering on the market an average of 282 days. There are four properties currently in contingent status. There are currently two properties in pending status at \$775,000 and \$4.2 million. There were nine closed sales in the first quarter selling between \$555,000 and \$7,250,000. Just over \$13 million in volume was sold between Jan. 1 and March 31. Only one home was withdrawn in early April priced at \$4,495,000.

OCEANFRONT South Ponte Vedra – Single Family and Condo

Currently, there are 31 active properties ranging in price from \$565,000 to \$2,600,000. The average list price is \$1,262,203 with an average square footage of 2,973 and an average price per square foot of \$440.29 and days on market average of 205. There are two homes in contingent status at \$1,098,500 and \$1,150,000. There have been six closed sales priced



Photos provided by
metrocreativeconnection.com

between \$630,500 and \$1,395,000. Nearly \$6 million in volume sold during this time. Two properties went into withdrawn status one each in February and March.

SAWGRASS CC

Currently, there are 14 active properties ranging in price from \$219,900 to \$1,325,000. The average list price is \$673,717 with an average square footage of 2,462 and an average price per square foot of \$292 and on the market on average 92 days. There are seven homes in contingent status. There are four homes in pending status between \$459,000 and \$1,095,000. There have been 12 closed sales in the first quarter priced between \$300,000 and \$950,000 with an average sales price of \$547,942 at 96% of list price at \$259.69 per square foot. Just under \$7 million in sold volume for the quarter. There was one listing withdrawn in March.

OLD PONTE VEDRA – NON-OCEANFRONT

Currently, there are 20 active properties ranging in price from \$619,000 to \$5,495,000. The average list price is \$2,049,645 with an average square footage of 3,895 and an average price per square foot of \$494.33 and average of 124 days on market. There are currently four properties in contingent status. There are currently three properties in pending status ranging

in price from \$1,105,000 to \$5,750,000. There have been 15 closed sales priced between \$298,290 and \$2,150,000. This area had a sold volume of nearly \$14 million. Only one home went into withdrawn status in late March priced at \$1,999,999.

MARSH LANDING

There are 30 active properties ranging in price from \$680,000 to \$3,840,000. The average list price is \$1,575,796 with an average square footage of 5,246 and an average list price per square foot of \$292 and with days on market of 163. There are currently nine homes in contingent status. There are currently three properties in pending status ranging in price from \$639,000 to \$1,498,000. There have been 10 closed sales sold between \$617,000 and \$1,250,000 with an average sales price of \$860,600 at 96% of list price with 3,728 square feet at \$232.62 per square foot and 74 days on market. Marsh Landing has a sold volume of \$8.6 million. Three homes were withdrawn during the first quarter.

PLANTATION at Ponte Vedra

There are 15 active properties ranging in price from \$549,000 to \$1,690,000. The average list price is \$899,987 with an average square footage of 3,704 and an average price per square foot of \$240.88 and 205 days on market average. There are

two homes in pending status at \$1,149,000 and \$1,850,000. There are four homes in contingent status. There have been nine closed sales priced between \$465,000 and \$1,175,000. The Plantation had overall sold volume of \$8.4 million.

PONTE VEDRA BY THE SEA

There are three active properties priced between \$692,000 and \$1,150,000. The square footage of 3,213 and price per square foot of \$285.35 and 93 days on market average. There have been 3 closed sales in the 1st quarter which sold between \$575,000 and \$909,900 at 96% of list price average at \$276.50 average per square foot and 64 days on market. Total sold volume for the quarter was \$2.3 million.

PLAYERS CLUB at SAWGRASS Luxury \$750,000 and UP

There are seven active properties ranging in price from \$759,000 to \$2,345,000. The average list price is \$1,434,571 with an average square footage of 4,235 and an average price per square foot of \$345.62 up, over \$100 per square foot over last quarter, and an average of 154 days on market. There are two contingent properties and two in pending. There have been two closed sales in the first quarter sold at \$901,000 and \$1,080,000 at average of 95% of list price. Total sold volume was \$1,981,000.

PLAYERS CLUB at SAWGRASS UP to \$749,999 includes Condos

There are 14 active properties ranging in price from \$315,000 to \$735,000. The average list price is \$557,846 with an average square footage of 2,556 and an average price per square foot of \$225.34 and an average of 77 days on market. There are currently two properties in contingent status and five in pending. There have been 15 closed sales in the first quarter sold between \$147,500 and \$650,000 with an average sales price of \$404,053 at 96% of list price. Total sold volume was \$6 million.

I hope you enjoy this update!

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Photos provided by Kelly Whitaker and Wanda Petersen



Executive home in Sawgrass Island boasts loads of features

By Kelly Whitaker and Wanda Petersen

This beautifully appointed executive home in Sawgrass Island is situated on close to an acre lot bordering the 18th fairway of Dye's TPC Valley Course. Four bedrooms, five and a half bathrooms and a large custom office with separate entrance (which could be another bedroom, in-law suite, theater or exercise room) in the main house, and all on one floor, make this the perfect home for anyone!

Some of the special features include hardwood floors throughout the main house, loads of crown molding, plantation shutters, wood burning fireplace, custom closets, double ovens, six-burner gas cooktop, warming drawer, wine refrigerator, French doors, a large screened lanai, a full home generator, paver driveway, large three-car garage with a lift for a fourth car, just to name a few.

The separate guest house with separate living/dining room, bedroom, bath, kitchenette, laundry and balcony overlooking the golf course and pool area makes this

home very special and unique.

Both the main house and guest house open up to the magnificent outdoor living area. A large heated pool and spa (newly resurfaced) are surrounded by sauternia stone decking and seating areas, an outdoor kitchen, cabana bath and outdoor shower. This home is the perfect setting for indoor/outdoor entertaining of family and friends.

This property is represented by Remax, listed by Kelly Whitaker and Wanda Peterson and offered for \$1,950,000.

Luxury at the Beach



LOCATION, LOCATION, LOCATION!

Live the Beach lifestyle in this lagoon front home in Old Ponte Vedra Beach! Block construction, completely renovated, enlarged and redesigned in 2014. Views, views, views! This is an entertainer's dream! Large living spaces, 5 bedrooms, 4 bathrooms plus an office. Walls of glass enabling the views of the lagoon to become a focal point. The kitchen is custom and spacious. Outside is the salt water pool, covered lanai, summer kitchen and wood burning fire pit. Dock and bulkhead redone in 2019. All of this is on one level. This is truly the lifestyle and location that you have been looking for. Home is on a culdesac. All of this and more for \$2,450,000

Preferred membership initiation fee pricing for the Ponte Vedra Inn & Club and the Lodge & Club is available to the purchaser of this listing.



For more information, please contact:

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Ponte Vedra Club Realty

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Photos provided by Kim Martin-Fisher



Southern comfort meets sophistication in this oceanfront home

By **Kim Martin-Fisher**

Ponte Vedra Beach boasts a number of fabulous oceanfront estates, but if you ever have the opportunity to see 1063 Ponte Vedra Blvd., you will be forever mesmerized. This is truly a mansion by the sea. The antebellum architectural style of the home is, at once, reminiscent of the deep South and the musings of a Hollywood producer. The home is located

on a 150-foot lot with gated access.

The sweeping entrance opens to a magnificent drawing room or reception hall with polished hardwood floors soaring columns, a huge fireplace and floor-to-ceiling doors opening to a sweeping oceanfront balcony.

The home has palatial living space with five bedrooms and five baths in addition to two half baths and several large flex rooms.

The formal dining room is unique among all others. The vaulted, blue ceiling contrasts with the dark brown walls that are covered with heavy Nepalese handmade paper.

The kitchen has stunning backlit onyx countertops, a large center island that looks over the spacious oceanfront family room.

The owner's suite is opulent with a huge custom closet. The bath has an oceanfront

soaking tub and glass enclosed shower his-and-her vanities and a fireplace.

The oceanfront infinity-edged pool, constructed in 2018, is an extension of the quality of this spectacular home.

Live the beach lifestyle in sophisticated comfort.

The property is offered for \$7,795,000 and listed by Kim Martin-Fisher and Jennifer Martin Faulkner of Coldwell Banker Vanguard Realty.

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Spinnaker's Reach home remodel was labor of love

By Jim Leland

Adobe Interiors

I have always said “The road to a beautiful home is not always a straight path,” and the remodel at 740 Spinnaker's Reach was one of those winding roads.

As mentioned in the January issue of Sand Castles, Abode Interiors & JEP Construction were hired to assist with a complete remodel to include adding a third level to this existing two-story beachside condo, originally built in the 1980s in Sawgrass Beach Club. This would allow for an additional office space, a small guest room and a fourth bathroom. After reviewing a ballooning budget, we decided to create a large third-level storage space in lieu of building out the rooms. It was however designed to allow for the potential build out at a later time.

In the beginning of any project, my process starts with a vision of how the space will ultimately look when complete, to include furniture and the overall style. That may come from an image seen in a magazine or on Houzz, or even a trip to another country. Sometimes it is just a piece of art or vintage rug that may be the inspiration. These inspirations assist in every small decision along the way, which creates the overall finished space. Every detail is important!

Serendipitously, my client's and I shared the same vision! We would transform the outdated cramped spaces, open it to the beautiful ocean view and fill it with natural elements. We would create a unique space, different from other condos in the area. The initial step was to create an open living plan that would include removing a wall that blocked the ocean view. That entailed moving the electric panel and several plumbing lines in the wall ... not an easy task but we did it! This required designing a decorative application to the two chutes on either side of island that concealed the utility lines. Hundreds of detailed mitered cuts were needed to create this showpiece. It turned out better than even envisioned.

I selected a beautiful DuChateau wood flooring in an 8-inch wire brushed finish from Prosource in Jacksonville, as well as a classic honed marble for the master bathroom. One of my favorite tiles used was a handmade encaustic cement tile (used extensively in Spain) from Cletile.com installed on the guest bath floor. The Arc in Federal Blue and White is an organic pattern that could be laid in numerous ways to create different patterns. Although they have machine-made lookalike tiles in ceramic, these are each handmade with natural pigments creating a beautiful sheen that sets them above the rest! So much so, I used their Cement Radar Wool Hex on the kitchen backsplash also. The remaining tile was selected from the Tile Market of San Marco — a wonderful showroom filled with beautiful tiles and inspiration ... sometimes it is just hard to



Family room



Guest bathroom



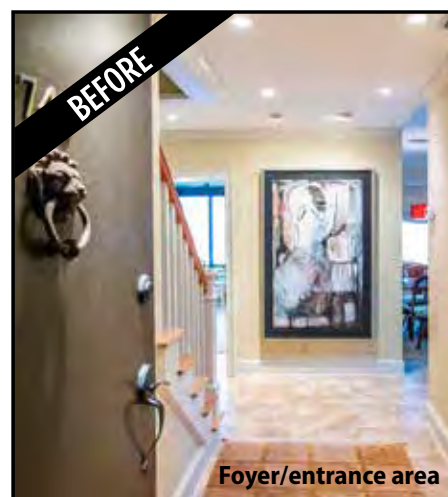
Eat-in kitchen



Foyer/entrance area



Eat-in kitchen



Foyer/entrance area

choose there are so many options!

Crystal cabinetry was custom designed and installed by Dura throughout in ashen greys, whites and limed wood with inset doors, and matte black hardware gave the finishing touches. We replaced all the interior door and trim with a classic shaker two-panel doors and 1-by-8-inch baseboards — clean and simple lines, perfect for the relaxed style we were looking to achieve.

A new modern staircase was created with matte black iron work from Edward's Ornamental and finished with a staircase runner in a textured wool runner.

We also installed a custom barn door for the powder bath, completed perfectly with a full-length antique mirror installed by Chao Framing. This visually expands

the foyer and reflects light in an artful way.

The accent lighting was selected from arteriorshome.com, one of my favorite lighting companies, supplying innovative lighting made with organic natural materials. Lighting is such an important aspect in a space. It is not just for task and general lighting, but it's also the element that solidifies the style in the room. It incorporates the finishing details that a room needs to feel complete.

In creating a neutral space, we would bring in wall texture to add interest and act as a backdrop to the furnishings. We

applied Stikwood's White Weathered Wood paneling in a herringbone pattern on the main wall in family room and created a geometric pattern in the charcoal color on the backwall of the master bedroom. This makes for a striking backdrop to the white-wash Noir Furniture in the master bedroom. It's all in the details!

A large casual sectional and chairs were covered in a beautiful thick linen in the family room and local artist Greg Morgan made an amazing custom coffee table out of a slab of red oak and white concrete. It's a room that says, “relax and enjoy.”

Four Hands' Conner table was the perfect addition to the dining space. Simple, yet sophisticated, a bluestone top with black washed oak and splayed parsons style leg, leaving ample room for diners and a bit of drama. Simple white linen chairs complete the look.

This condo remodel was a labor of love, a common theme in every project I undertake. I am thankful for the opportunity to have collaborated with my client to create a home they will enjoy for years to come, “Their Happy Place!” My love of design, the awe of amazing materials available and the dedication of all my general contractors, subcontractors and artisans make for a rewarding career.



Photos provided by Clare Berry

Harbour Island estate exudes style, warmth

By Clare Berry

One of Harbour Island's finest custom homes, 24632 Harbour View Drive, presents to passersby as belonging on its oak-draped site, balanced and simply elegant. Once inside, its welcoming open two-story interior is naturally light and bright. Many rear East-facing windows are floor-to-ceiling, designed to take full advantage of the interior/exterior connectivity and beauty of this location along Cabbage Creek.

There are many features that make this five-bedroom home exceptional, but perhaps the most unique is the well-appointed, private office with walls of built-ins and a stunning island wood desk. There are many fine architectural details through the house, such as the use of iron in railings and lighting, natural stone flooring, and two sets of pocketing sliding doors which open the kitchen/family room to the lanai's outdoor dining and playing areas. East exposure means you catch the prevailing breezes off the ocean.

The interior scheme is a neutral palette, so your art and furnishings will pop. Having one flooring through the public areas is so visually pleasing.

The architect made sure view lines from room to room provide privacy, yet the plan also has openness. Each of the five bedrooms has en suite bathrooms; the owner's suite and one guest suite are downstairs. There's a second family room upstairs which opens to a huge balcony providing views of the creek. It also opens to a totally private media room which

comes equipped with audio-video and comfortable chairs!

Designed with dual garages, there is parking for four cars plus walls of storage for sports equipment, creating a clean look. There are three powder rooms (one outside at the pool). Look no further for a well-designed and well-crafted, move-in-ready home providing dramatic views and interiors that exude style and warmth.

This property is offered for \$2,250,000 by Listing Broker Clare Berry of Berry & Co. Real Estate.



**906 PONTE VEDRA BLVD.,
PONTE VEDRA BEACH**



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Gerry Williamson

Licensed Real Estate Agent,
Coldwell Banker Vanguard Realty

Cell: 904-610-9730 | Gerrywilliamson@cbvfl.com





Photos provided by Debi Kopp and Keely Kopp

Clearlake pool home offers outdoor oasis, plenty of space

By Debi Kopp and Keely Kopp

You will fall in love with this beautifully landscaped pool home second you pull into the Tremron paver driveway leading to the three-car garage. Impeccably maintained, this spacious five-bedroom, six-bathroom home located a 177 Clearlake Drive consists of 5,232 square feet and features a new roof installed in December 2018, repainted in February 2018, and brand-new water heaters.

Soaring ceilings and the sight of a beautiful outdoor oasis invite you in as soon as you enter the front doors. Entertain family and friends year-round on your back patio with summer kitchen and heated pool, with a new pool pump installed March of 2020. Enjoy family meals in the beautiful eat-in kitchen featuring granite counters and stainless steel appliances.

When you're looking for relaxation, you can retreat to your private, first-floor

master suite with dual walk-in closets overlooking the sparkling pool and lake. The exclusive master wing includes an office or library, pool bath, and en suite with his and her vanities, large shower, and a garden tub. The upstairs includes two bedrooms with en-suite baths, an oversized bonus room, which is perfect for working out, watching a movie, a multi-purpose room or can easily be converted into a fifth bedroom with a full bathroom. The upstairs loft, with its own

wet bar, makes it the perfect space for a media room, billiards or more. When you want to enjoy the serene nature Marsh Landing has to offer, take a step outside onto a large balcony overlooking the lake and sit back and unwind with a favorite beverage.

Nestled in the Clearlake neighborhood of Marsh Landing Country Club, with easy access to JTB and AIA, makes

CLEARLAKE continues on **Page 22**

First Coast

Sotheby's
INTERNATIONAL REALTY



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Photos provided by Elizabeth Hudgins

Beautifully designed home is oceanfront masterpiece

By Elizabeth Hudgins

Like all masterpieces, 1193 Ponte Vedra Blvd. is the result of over six years of careful curation and construction. Nestled amidst lush landscaping and situated on 1.78 acres, this gated property offers homeowners a comforting level of security and privacy, yet its convenient location allows for easy access to the local community and attractions. Built

like a fortress by Elwood Collier, and positioned on a high dune, with 28 feet of elevation, this home was made for sustainability and permanence.

Upon entering this 11,000-square-foot property, affectionately known as Turtle Hall, your attention is immediately drawn to the home's expansive oceanfront views. But not to be missed is the foyer's stunning domed ceiling with hand-painted Faberge egg design bordered by

antique decorative wood and up lighting. This pristine attention to detail is carried throughout this five-bedroom, eight-bathroom home.

Designed to display a world-class art collection, the European inspired décor showcases museum-quality features and craftsmanship throughout, yet the home remains warm and inviting ideal for large scale entertaining or intimate gatherings. The gourmet chef's kitchen is designed

to accommodate the chef of any skill level. This area is perfect for bringing the family together with an eat-in dining area and attached family room. The owner's suite offers an exquisite private retreat with elevator access, private gym area, and his and her bathrooms with onyx and marble floors. With access to a spacious balcony, this enticing space offers you

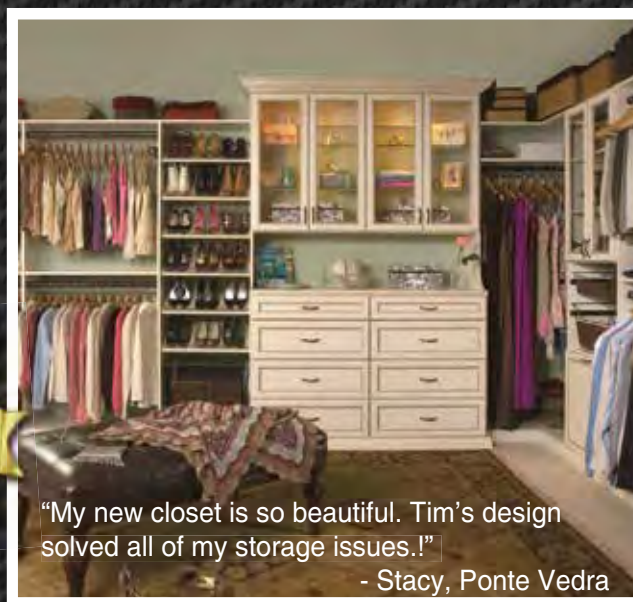
MASTERPIECE continues on **Page 22**

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- Stacy, Ponte Vedra

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Photos provided by Jennifer Sexton

The happiest place in North Florida is on Beach Avenue

By Jennifer Sexton

Everyone knows the ‘Happiest Place on Earth’ is in Florida, but few are aware that Beach Avenue in the 32233-zip code is actually where it’s located. Something about the cool morning breezes which drift in off the Atlantic or the brilliant sunrises make every single day special.

Beach “Av,” as it’s affectionately known to locals, has a constant stream of colorful beach cruisers weaving their way

amid joggers, strollers, and those long skateboards that look so much fun to ride.

A home along Beach Avenue offers the chance to lean over a wide balcony on one of two wraparound porches on the second floor and see friends coming your way or catch the first rays of the morning sun from the third floor.

The majestic five bedroom, five bathroom, 4,348 square foot pool home at 1238 Beach Ave. might be the “Happiest Place on Beach Avenue” for all of its

aesthetic charms inside and out.

The beautifully designed Mediterranean-style home sits nearly in the middle of our paradise where 12th Street intersects Beach Avenue. The 12th Street beach access beckons, as you look towards elegant black iron gates leading you onto the corner lot and towards a majestic entryway.

You won’t be able to look past the turquoise waters of the hot tub and spectacular heated pool which wraps

around the northeast side of the home.

The first floor boasts a bedroom, full bath, one of two living rooms, a dining area, a wet bar and one of two laundry rooms. A gourmet kitchen reaches across most of the second floor and overlooks the living and dining areas. Crisp white marble countertops and custom white cabinets make the kitchen a contemporary masterpiece and a wall lined with

HAPPIEST continues on **Page 22**

BH HS
BERKSHIRE HATHAWAY HomeServices
Florida Network Realty



ATLANTIC BEACH LIFE AWAITS!

This 4BR/2BA 1625sf home has been loved and carefully maintained by one family only. The lot is large enough for a pool and still keep the natural Florida landscape that makes your own personal oasis. Plus with a gate in the back you can sneak out to the beach as soon as the mood strikes. Through the front door you will be greeted by a large living room with plenty of room for entertaining.

A separate dining room with sliding glass door out to the tropical backyard. Offered for \$685,000



**Call Myrna Brannon
904-608-6685**



THE ALLURE OF BEACH AVENUE IN ATLANTIC BEACH

Live in the center of this vibrant community at 1238 Beach Avenue. Across from the beach access and offering ocean views, this luxury pool home is on a corner lot and has 5 bedrooms, 5 bathrooms, and 4,348 sqft of modern living. Completely renovated, 2 living rooms, 2 laundry rooms, 2 car garage, a heated pool and hot tub plus 4 east facing balconies to choose from. Offered at \$2,500,000



**Call Jennifer Sexton
904-463-3326**



EAST OF SEMINOLE ROAD IN ATLANTIC BEACH

Three blocks to the beach, 1 block to Bull Memorial Park, and 7 blocks to the fun of The Beaches Town Center, 315 Plaza offers 3 bedrooms, an office, 3 bathrooms and a 2 car garage. The master retreat spans the entire 2nd floor for ultimate privacy and relaxation. Tastefully remodeled with a crisp white kitchen and perfectly priced. Offered at \$760,000



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Little to no maintenance in this gorgeous condo in 55+ gated community of Sevilla, adjacent to Atlantic Beach Country Club. Finding quality real estate in this area for under \$500,000 is nearly impossible but look no further. With 2 bedrooms, 2 bathrooms, and 1,560 sqft, 1820 Sevilla Blvd, Unit # 311 has been completely remodeled with walls being removed to open up for easy living. Additional features include wood flooring, all white kitchen with a center island, a balcony overlooking the treetops, and many amenities to enjoy! Offered at \$460,000



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NOCATEE - 55+ COMMUNITY
This home with 3 bedrooms and 2.5 baths is IMPECCABLE! CDD DEBT PAID OFF! Gourmet kitchen, with butlers pantry, a large 22'x28' outdoor screened in lanai, open floor plan. This home is an entertainer's dream! Offered at \$449,900



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THE PRESERVE IN SAWGRASS
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Step inside 5577 Heckscher drive & experience an amazing waterfront cottage on 3.6 acres on Little Andrews Island just minutes from downtown Jacksonville. This perfect waterfront getaway has been recently renovated. Fall in love with Florida rain showers under the new metal roof & take in the spectacular water views on the large wooden deck, bulkhead & dock. Offered for \$699,000.



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904-813-1913**



ATLANTIC BEACH PARADISE
Enjoy this immaculate, 1485sf affordable paradise on a large lot just 12 blocks to the beach. Updated and well maintained brick & block ranch style 3BR/2BA with a bonus/office/den. Extra large driveway leads to privacy fenced rear yard with patio. Tile throughout living areas, laminate wood flooring in BRs. Galley style kitchen with SS appliances & open to living rm. Offered for \$384,900.



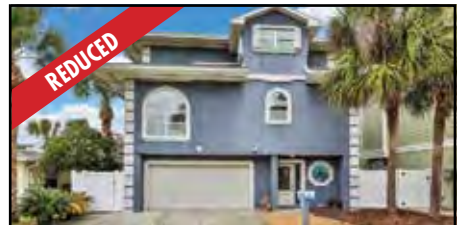
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WORLD GOLF VILLAGE
Newly updated 3BR/2BA home on a HUGE lot in WGV Heritage Landing! Beautiful & well kept, this home is very welcoming. With Updated Kitchen & baths including newer appliances and fixtures. Brand new Luxury Vinyl flooring though out the kitchen & family room, The dining room & front family room (could be a 4th bedroom) have beautiful grey wood look tile. The master bath is a "must see"! Designer touches throughout!! The screened in porch leads out to a huge and well-manicured back yard! Offered for \$279,900



**Call Wendy Patton
904-382-0527**



ATLANTIC SHORES - JACKSONVILLE BEACH
Enjoy the sound of the waves on your large outdoor patio, perfect for dining alfresco with your family or friends! This beautiful 3-story home includes a HUGE Master Suite on the top floor, a bonus room off the Master with a view of the Ocean. The main living space & the large well equipped kitchen are on the 2nd floor, great for entertaining. The ground floor includes two extra bedrooms a large bathroom & laundry room. You don't want to miss seeing the "man cave" garage! Offered for \$899,999



**Call Wendy Patton
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RIVERFRONT EQUESTRIAN ESTATE
7-Acre Riverfront equestrian estate located on the St. Johns River and in the heart of historic Mandarin. With 179 ft of river frontage along with a guest home and a 3-Stall Barn, this one of a kind estate offers endless possibilities for the next owners. 6 bedrooms, 6F/3H baths. Offered for \$2,399,000



**Call Elizabeth Hudgins
904-553-2032**



SPECTACULAR VIEWS IN SAWGRASS ISLAND
Located in Sawgrass Island on an estate-sized lot this spacious single story home showcases spectacular water to golf views. With high ceilings, generous windows and custom details throughout this home was built to accommodate all your needs. 4 bedrooms, 5.5 bathrooms. Offered for \$1,450,000



**Call Elizabeth Hudgins
904-553-2032**



CUSTOM BUILT OASIS IN THE PLANTATION
Great Value, Great Views! Comfort and elegance merge in the thoughtful design of this custom-built home situated on a premium lot in the premiere Plantation community. Gorgeous water to golf views are showcased throughout the home. 4 bedrooms, 5.5 bathrooms. Offered for \$1,525,000



**Call Sarah Alexander
904-334-3104**



INTRACOASTAL WATERFRONT CONDO
Marina San Pablo 2nd story condo featuring open floor plan, luxury amenities, and private balcony with water views. Conveniently located near shops and restaurants, this effortlessly maintained condo is the ideal retreat from the modern world. 2 bedrooms, 2.5 baths. Offered for \$469,500



**Call Sarah Alexander
904-334-3104**

Clearlake

Continued from 18

getting around town to Jacksonville and St. Augustine a breeze! The outdoor lifestyle is easy being only minutes away from beautiful beaches, the Intracoastal Waterway, world-class golf and some of the best shopping and dining the area has to offer. If you love boating or sailing, dock your vessel in the beautiful Marsh Landing

neighborhood of Harbour Island with direct access to the Intracoastal Waterway which is navigable to the Atlantic Ocean.

Make the Florida beach lifestyle your own and schedule a private showing.

Contact Debi Kopp and Keely Kopp by email at TheKoppGroup@gmail.com or call (904) 705-5990 to schedule a tour. You won't want to miss out on this delightful home situated on an oversized lot in one of the most beautiful communities in Ponte Vedra Beach.

SPECTACULAR WATERFRONT



Step inside 5577 Heckscher drive and experience an amazing waterfront cottage on 3.6 acres on Little Andrews Island just minutes from downtown Jacksonville. This perfect waterfront getaway has been recently renovated. Fall in love with the spectacular water views on the large wooden deck and your choice of deep water or tidal fishing on one of the two private docks with a boat slip. Offered for **\$699,000**.

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Masterpiece

Continued from 19

a peaceful respite from the world. And be sure to appreciate the temperature-controlled wine cellar which features reclaimed bricks from a schoolhouse built by Leopold the Third and can accommodate 4500-plus bottles. The home also showcases a two-bedroom and two-bath guest suite with a private living room and kitchenette, two separate offices, and two flex spaces. This home is equipped to meet all the owner's wants and needs.

As impeccable and luxurious as the accommodations are inside the home, the exquisite backyard, which features

165 feet of ocean frontage, is just as impressive. The infinity pool and whimsical pool deck maze will compete for your attention away from the ocean. The expansive outdoor living space features a covered patio and gazebo with a second story observatory.

Don't forget to walk through the home's secret garden or cross the private walkway, which leads directly to Ponte Vedra Beach's pristine beaches. There is so much to say about this extraordinary property that only a personal impression conveys the true magnitude of its beauty.

This property is represented by Berkshire Hathaway Florida Network Realty, listed by Elizabeth Hudgins and offered at \$8,200,000.

Happiest

Continued from 20

windows and doors allows the light to brighten the space. A second guest room and full bath are also on this level.

If the views from the second floor overwhelm your senses, wait until you feel the vibe as you enter the master retreat on the third floor. The large master bedroom has fantastic ocean views and a private wraparound balcony. The master bathroom and closet feature every amenity you could ever hope for from

a huge glass walk in shower for two to an enormous soaking tub to custom cabinetry throughout. The two additional en suite guest rooms on this level share a balcony and enjoy soothing ocean views. To top it off, there's a second laundry room on this third floor.

1238 Beach Avenue shows you every angle of life in the 32233 zip code and immerses you in the sights and sounds of the best place to live in North Florida. This home is represented by Berkshire Hathaway HomeServices Florida Network Realty, listed by Jennifer Sexton, offered for \$2,500,000.

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Quarantine tips for making the most of pantry staples, seasonal veggies



Alice Hickox
Lettuce Do Dinner

Welcome to the quarantine food challenge!

Thankfully, I love to cook, but I have thought about so many of you out there who may be finding this season a bit challenging if cooking is not your thing. I want

to share two easy recipes that are not only delicious but are a great way to use some pantry staples as well as a way to make your vegetables last longer and taste absolutely delicious!

Most of us have cans of beans, soups and vegetables in our pantries, and hopefully you have one of the most common ingredients; tomato sauce or crushed tomatoes. Since most of us are having to cook more from home and getting our cooking creations fired up, this canned powerhouse could become your best food friend.

From making homemade spaghetti sauces to vegetable soups, this versatile can of tomato sauce packs a lot of punch. Below you will find an easy, delicious, homemade Rotisserie chicken enchilada recipe that will use that can of tomato sauce, as well as some common spices most of us have in our cabinet.

The other recipe I want to share is an easy way to preserve fresh bell peppers of any color or type to be used in a variety of ways later. They can be used as a side dish with any meal, on cheese and crackers, salads, top a pizza, create a pasta dish or in a sandwich; or puree in a blender to make a sauce or vinaigrette. The possibilities are not only delicious, but endless!

The Recipe below is for grilled bell peppers that are tossed in a delicious vinaigrette that can be stored in the fridge for up to two months or frozen for many months.

- 10 fresh basil leaves, other variety of fresh herbs or 1 teaspoon dried herbs,

In a bowl whisk together Dijon and vinegar until emulsified. Combine oils and add to the vinegar mixture in a steady stream while whisking to emulsify. Season with salt and pepper, then thinly slice the basil and stir into the vinaigrette.

Once the peppers have cooled, remove the stem, skin, and seeds; discard. Toss the peppers in the vinaigrette then transfer to jars, or a lidded container and ensure that the peppers are completely submerged in the vinaigrette. If the peppers are not submerged, add additional oil to completely cover the peppers and store in the fridge for later use.

You now have roasted peppers in the refrigerator to use on a whim. Serve as a side dish with any meal, cheese and crackers, salads, top a pizza, create a pasta dish or in a sandwich; or puree in a blender to make a sauce or vinaigrette. The possibilities are delicious and endless!

These chicken enchiladas are one of my client favorites as well as a huge crowd pleaser, economical and freezer friendly.

ROTISSERIE CHICKEN ENCHILADAS (Serves 4-6)

**Note: This recipe can be completely gluten free with this homemade sauce and using corn tortillas.*

- 1 Rotisserie chicken, deboned and shredded
- 1 4-oz package cream cheese, softened
- 1 4-oz can diced green chilis
- 8 large flour tortillas or 16 small corn tortillas
- 3 cups Mexican-blend shredded cheese
- 1 batch homemade red enchilada sauce or store bought enchilada sauce of choice (Optional: ¼ cup chopped fresh cilantro and black olive slices for garnish)

Homemade Enchilada Sauce

- 1 Tbsp olive oil
- 2 minced garlic cloves
- 2 Tbsp Chili powder



- 2 tsp Cumin
- 1 tsp Oregano
- 1 tsp Onion powder
- 2 tsp hot sauce (optional)
- ½ tsp salt
- 1 can (15 oz) tomato sauce
- ¼ cup water

RECIPES continues on Page 29

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CHARRED BELL PEPPERS IN HERB VINAIGRETTE

(Note: this recipe can be halved, doubled, tripled, etc.)

13 bell peppers (any color)

Using the grill, broiler, or gas heat, cook the peppers until soft and their skin is charred. Transfer to a bowl large enough to hold the cooked peppers and cover tightly with plastic wrap. Allow the peppers to cool in the covered container, and prepare the vinaigrette.

- 2 teaspoon Dijon mustard
- 2 tablespoon balsamic vinegar
- 2 tablespoon vegetable oil
- 4 tablespoon olive oil
- Salt and pepper



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24732 Harbour View Drive | \$3,150,000
5BD/5BA/1HB 6,551 sq ft



300 Bermuda Bay Circle U#305 | \$405,300
3BD/2BA 1,687 sq ft



Photos provided by Heather Senterfitt

Renovated Cypress Creek home is architectural marvel

By Lisa Barton

There is a hidden architectural gem in Cypress Creek, a subdivision within Sawgrass Players Club. This home, located at 5113 Otter Creek Drive, has been meticulously renovated with a level of care and attention to detail that is hard to match.

From the gorgeous porcelain hardwood board floors, to the beautiful quartz countertops with waterfall finish, to the ceramic herringbone backsplash and the quartz and marble stacked stone on the fireplace with a floating wood mantle, every aspect contributes to this home's modern feel. The high, stepped ceiling in the family room is mir-

rored in both the living and dining rooms and helps fill the home with natural light. This bright and airy feel is carried throughout the home, especially within the spacious master suite and beautiful Florida room.

The master suite has three fabulous closets and room for a nice sitting area. French doors open onto a beautiful patio area overlooking the serene backyard. The spacious Florida room also takes advantage of the space, lighting, and patio access.

The staircase in this home is open with clear panels, enhancing the natural light for an inviting walk into the flex space upstairs. This room also captures the sun, with three beautiful skylights. The perfect

space to be used as the intended fourth bedroom, a great media room, yoga studio, or children's retreat.

The open floorplan makes this an easy home for entertaining guests. The bright and open kitchen is spacious with plenty of prep space. Plus, those in the kitchen can easily stay connected to the rest of the party, with a pass through to the family room, bar seating and an attached breakfast nook area.

This home is nestled on a very private lot, with all the sounds of nature, while being within minutes of the convenience of Ponte Vedra Beach shopping, restaurants, beach access and public schools. Cypress Creek

is one of 16 smaller communities within Sawgrass Players Club. TPC offers several parks, a large playground, numerous ponds for fishing and access to a community pool.

The TPC Sawgrass is often rated as one of the top golfing destinations in Florida. The Ponte Vedra Golf & Country Club, formerly known as the Oakbridge Country Club, is also located in this gated community and offers tennis, a large swimming pool, dining and golf. Membership is required for some amenities.

This property is represented by KW Atlantic Partners/International Luxury Specialist, listed by The Lisa Barton Team and offered at \$735,000.



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TRAVEL SPOTLIGHT

The TWA Hotel: A transformation back to the 60s

Xander Lisowski

TheLoungeLad.com

A new hotel has opened just outside of JetBlue's Terminal at JFK Airport in New York City. I got the experience to stay there for a night on my way to JetBlue's inaugural flight, and it was amazing.

Once you leave the departure area at JFK terminal 5, there are signs that guide you to the TWA hotel. That already gets my excitement going. Then I was greeted by the bright red TWA elevator.

In the area just before the skywalk to the lobby, there was an exact replica of the former CEO of TWA Jack Frye's office with a brief history of the airline. I then took a slow stroll through the lobby as it was straight out of the 1960s.

After the very futuristic automated check-in, I headed to my room. The room was modern with a well-stocked minibar that, for some reason, had an Etch-A-Sketch. The minibar was a bit expensive but there was also a true bar to prepare drinks on. All of the rooms had an old copy of LIFE magazine from the 60s, which I think is a great touch. The bed was firm, but also soft, and I got a great night's sleep on it. Other than that, it was a normal room.

In the lobby, there are two old-fashioned departure boards — one displaying random departures from New York and the other making little mosaics. The lobby is the exact same as the original terminal minus all of the asbestos. The other side of the check-in desks were made into a small food court/cafe. There is also a gift shop with TWA-branded merchandise for sale.

In front of the terminal is one of the TWA hotel's defining features, the Lockheed L-1049 nicknamed "The Connie." The Connie was transformed into a bar



Photos provided by Xander Lisowski



with an open cockpit at the front. During the winter seasons, there is an ice skating rink right next to Connie with reasonable pricing.

Elsewhere in the lobby, there is a full-service restaurant that I unfortunately never got to try out. The main attraction, however, is the rooftop pool and bar. Despite it being about 20 degrees outside, the pool was still warm and I did go swimming. The views from the pool are absolutely jaw-dropping. The pool is directly facing the back end of the JetBlue terminal with the international terminal in the background. Throughout most of the day, you can see various Emirates A380s.

Towels are provided for free.

The staff were all awesome and knew lots about the history of the building and of TWA. There also is a small display of all past TWA uniforms. Tucked away in a little nook there are some phone booths that play a recording of an old TWA advertisement.

Overall this is an awesome hotel that I think all Aviation enthusiasts should stay at for at least one night. One thing I will mention are the prices. I can understand part of the prices because I experienced the hotel as it was about half full. Even with a promotional discount, it was still more than \$100 a night for a room with



no good view. The prices for regular room range from \$160 a night for my room up to \$380 for a room with a runway view. There is also the Howard Hughes Presidential suite for \$660 a night.

In conclusion, the TWA Hotel is a wonderful experience. It is almost like staying in a museum dedicated to aviation. The staff is like tour guides who are very knowledgeable and engaging. It is also in an extremely convenient location in relation to JFK airport as it is onsite.

One of my best tricks for any layover at JFK is to go to the TWA Hotel lobby and relax there. I would definitely stay here again — 10/10!



Photo provided by Kathy Brendel

Coastal Elements delivers unique shopping experience to Sawgrass Village

By Kathy Brendel

Coastal Elements is nestled inside the beautiful Sawgrass Village Shopping Center in the heart of Ponte Vedra Beach, Florida.

It is owned and operated by partners, Maria Litwack and Kathy Brendel. Maria has a background as a luxury resort retail buyer while her partner Kathy Brendel has a strong background in interior and visual design.

Over the course of her extensive buying career, Maria discovered an incredible collection of talented, local artists. She has always dreamed of opening a store that showcases the talent in the Ponte Vedra Beach area.

Together, Maria and Kathy make the perfect team. They have created an eclectic and unique shopping experience that features the best of the local art scene and complements the coastal lifestyle. Coastal Elements offers an array of original work by award-winning artists, coastal-

inspired jewelry, creative-beach gifts, resort apparel and inspirational books.

Upon entering Coastal Elements, a customer is welcomed by one of many captivating sculptures from Ocean Sole Africa, a company that specializes in creating colorful and whimsical art out of recycled flip flops. Last year, Ocean Sole Africa transformed 750,000 flip flops into 65,000 sculptures. Coastal Elements is proud to bring these beautiful works to the Ponte Vedra Community and assist in their green business practices.

Pineapple Creative Boutique provides a wide selection of customizable coastal-themed gifts, including personalized wood porch signs, trays, centerpiece boxes and door mats. Customers can engrave all products with custom text and designs with a very quick turnaround. These customized pieces make wonderful Housewarming, Hostess and Closing

Coastal

Continued from 16

Gifts. A wide selection of beach towels, totes and insulated cups are also available for personalization.

Coastal Elements offers an assortment of luxury soy candles from AÕ. Fragrances. AÕ Fragrances, a local company, crafts their candles with complex fragrances derived from essential oils and all-natural soy wax. We are delighted to offer a large assortment of AÕ's specialized fragrances including Grapefruit Mint, Blood Orange, Caribbean Teakwood, Lavender Cedar and Mint Mojito.

Customers will continue to discover a variety of unique coastal gifts such as hand-crafted charcuterie boards, 32082 zip code roadie cups, Ponte Vedra Beach cocktail napkins and an assortment of whimsical plaques perfect for any occasion. Our exquisite Tabletop Collection from AE Ceramics includes dinnerware and tabletop accessories that are reminiscent of the natural shapes of coastal life. Each piece is handcrafted and one-of-a-kind.

As you continue strolling through our collection, you will encounter the favorite go-to-the-beach bag, The Bogg Bag, in a variety of colors. Likewise, you will find a popular collection of vintage and contemporary resort apparel and hand-crafted jewelry by Oliphant Design.

Coastal Elements acts as a venue for local fine artists to display and sell their work. Lindsey Wood, a local Ponte Vedra painter, captivates your attention with her body of work. Her signature acrylic seascapes incorporate natural materials like sand, sea fans, sand dollars, and shells. Lindsey also creates beautiful hand-painted glass seascape ornaments and 3" mini canvases.

The H Whitaker Gallery has partnered with us on a beautiful collection of local art on display throughout the space.

Local photographer, Eloy Castroverde, will capture your attention with his vast collection of wildlife and coastal landscape work on HD metal. He also has a wide selection of custom-size prints for purchase.

Meanwhile, veteran photographer, Alex Quyano, has his portraiture and event work on display, featuring photographs of some of the world's top golfers.

Sandy By the Sea Designs offers a wide selection of coastal inspired home décor and gifts, including custom canvas sea pillows with fringe detail, coastal bedding, beach bags, coastal wine bags, wreaths and assorted dining accessories.

The shop also showcases hand-crafted wood carvings by local artisan, Scottie Cousins. Whether a customer chooses his playful sea birds or a swimming school of fish, Cousins' work will make a perfect addition to any coastal themed space.

SisterKnots, owned by local jewelry artist, Georgia DiRossi, offers an elegant collection of bracelets crafted from fine-quality gemstones from around the world.

We are proud to showcase local award-winning Author and Illustrator Rhonda

Goodall's series of children's books, Frizzle and Friends. This heart-warming collection helps children navigate through life's lessons with an upbeat and loving message.

Coastal Elements has loved discovering the lines for its collection within the vibrant local art scene and feels blessed to be partnering with so many talented artists and innovative businesses. The company's vision is to be a coastal shopping destination where both local clientele and vacationers can purchase a meaningful and unique gift.



Photos provided by Kathy Brendal

BIG DIAMOND SALE 2020



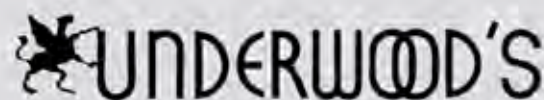
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1.01ct	Radiant	GIA & AGS	-	I	SI ₁	\$ 4,500	\$ 3,650
1.44ct	Emerald Cut	AGS	-	G	VVS ₂	\$ 11,900	\$ 7,900
2.03ct	Round	AGS	Excellent 1	I	SI ₁	\$ 23,000	\$ 19,000
2.05ct	Radiant	AGS	-	J	VS ₁	\$ 17,000	\$ 13,500
2.12ct	Oval	GIA & AGS	Ideal 0	L	SI ₁	\$ 12,500	\$ 10,500
3.03ct	Round	AGS	Ideal 0	H	SI ₁	\$ 48,000	\$ 38,500
3.05ct	Emerald Cut	GIA & AGS	-	I	VS ₁	\$ 45,000	\$ 36,000
4.01ct	Oval	Forevermark & AGS	Ideal 0	K	VS ₂	\$ 44,000	\$ 34,500
7.18ct	Cushion	GIA	-	Fancy Yellow	SI ₁	\$110,000	\$ 90,500

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Photos provided by Susan Fort

Sea Hammock condos are hidden gem in Ponte Vedra Beach

By Susan Fort

Sea Hammock is one of Ponte Vedra's well-kept secrets! It is a gated, condo community conveniently located approximately one mile south of Mickler Road in Ponte Vedra Beach, close to shopping, dining and schools.

As you enter the community, you immediately feel at home with the attractive front gates, the updated landscaping and the beautiful beach walkovers with breathless ocean views. Every unit is an end unit with only one adjoining wall, which offers quiet enjoyment and

as well as privacy. Each unit has its own private covered deck with expansive ocean views and a one car garage.

The oceanfront community clubhouse has been recently updated and can be used by all owners and reserved for special gatherings. The pool and spa have been completely renovated, the community is complete with tennis courts, a basketball court and a car wash area just across the street. Many owners are full-time residents, and some owners live close by and use it for their weekend getaway. There are very few rentals units with a three-month minimum. This is a quiet, very serene community that is pet friendly. Check it out and fall in love!

**141 Sea Hammock Way
Ponte Vedra Beach, FL 32082**

This first-floor oceanfront condo in Sea Hammock has endless possibilities! It's a blank canvas to decorate and update to your individual taste. It's a three bedroom, two bath end unit, with new HVAC, 1,705 square feet in a beautiful gated community with quiet, serene beaches. Each unit has a large, covered oceanfront deck, private garage, ample parking and use of a newly renovated oceanfront clubhouse, pool and spa. This property is represented by Ponte Vedra Club Realty, listed by Susan Fort and Tyler Ackland and offered for \$799,000.

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What's for dinner and where do we do takeout?

By Janet Westling

Poppy's restaurant is a family favorite of ours in Ponte Vedra Beach. This family-owned restaurant has been a staple in our community since 2012 and offers up Italian comfort food seven days a week.

Even before the pandemic, our family did takeout from Poppy's at least once a week. During the quarantine, Poppy's, like all restaurants, closed its in-house dining and really stepped up their takeout business.

It was very prepared as it had in place a drive-thru window located on the right side of the restaurant, located in the Tournament Plaza shopping center just south of the TPC Sawgrass on State Road A1A North.

So, what's for dinner at our house from Poppy's? My husband loves the chicken Parmigiana which is served with pasta and wonderful garlic bread and a salad or soup. This also is available on the kid's menu.

My daughter Allison's favorite is the grilled chicken with risotto. She always substitutes the asparagus with spinach.

Realtor Kelly Whitaker orders a tray of lasagna for her family when the kids come over.

"It's so delicious," she said.

When hosting a book-signing or fundraiser at my home for a large group of people I always include Poppy's chicken piccata and I ask them to cut the chicken in smaller portions. This is a favorite of my guest and it can be ordered as a whole tray or half a tray. My grandson Scott loves Poppy's meatballs, no pasta and plain bread.

The waiters are always accommodating and if you decide to dine in early you can order the early bird specials from 3-5:30 p.m., which includes a glass of house wine.

I highly recommend Poppy's Italiana, one of Ponte Vedra's restaurant treasures!



Poppy's chicken piccata



Poppy's salad for a large gathering

Recipes

Continued from 23

Directions for sauce:

Heat a small saucepan to medium heat. Add olive and garlic, and stir for about 20 seconds until fragrant. Add the seasonings and hot sauce if using, and stir mixture for about 30 seconds. Add the tomato sauce and water and stir well. Bring mixture to a light simmer, cover and reduce heat to low. Let mixture simmer for 20 minutes. This makes enough for a 9x13 pan of enchiladas. I often double the recipe and freeze the rest for next time.

Directions for Enchiladas:

Debone and shred rotisserie chicken, then mix thoroughly with softened cream cheese and canned green chilies with fork. (This is easiest while chicken is warm). To assemble enchiladas, set up an assembly line including: tortillas, enchilada sauce, chicken mixture and shredded cheese. Using an oven-safe glass casserole dish, spread 2-3 Tbsp. of enchilada sauce over bottom. Lay out a tortilla, and spread approximately 3 Tbsp. of chicken and cream cheese mixture in the form of a line down upper side of tortilla. Add some shredded cheese on top, then roll up and place in dish. Repeat with remaining tortillas and ingredients. Spread remaining enchilada sauce on top of tortillas, then sprinkle on remaining shredded cheese. Bake uncovered for 20 minutes. Remove from oven and serve immediately, garnished with fresh chopped cilantro and black olives if desired.

TO FREEZE: Assemble enchiladas completely, then cover with foil and freeze up to two months. Thaw completely and proceed with oven instructions.



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