

# 7523 TRAILS END ●



## LUXURY FEATURES INCLUDE...

### KITCHEN:

- High end appliances include:
  - Electrolux gas range
  - KitchenAid oven & microwave oven
  - Bosch dishwasher
  - GE Profile refrigerator
- Custom all wood cabinets
- 42" upper cabinets
- 14.5" deep upper cabinets vs. 12" standard
- Pullout spice rack
- Corner Lazy Susan
- Large prep-island with tons of under storage
- Island has seating for six

### EXTERIOR & GARAGE AMENITIES:

- Just under an acre of riverfront property
- Gutter Helmet - never clean out the gutters again
- 2-stage 16 seer Bryant AC installed in 2013 to heat and cool downstairs
- Separate compressor and air-handler to control temp upstairs
- Garage Tek storage/hanging system installed in garage on every wall
- 250 gallon underground propane tank with piping to:
  - upstairs water heater
  - Tiki Torches on Paver patio
  - Outdoor kitchen grill
  - Electrolux gas range
  - generator
  - fireplace
- 4,000 gal underground double walled fiberglass fuel storage to fuel boats (\$60,000 to install)

- Concrete driveway reinforced with rebar
- Paver patio
- Hardie Board painted with Tex Cote Platinum energy efficient moisture resistant coating

### DOCK AREA:

- Two 10,000 lb boat lifts (remote controlled)
- Double jetski lift (remote controlled)
- Equipped with 30 amp shore power pedestal
- Fist-cleaning table
- Shore water fed to dock with multiple water-spigots
- New roof

### MASTER SUITE:

- 909 sqft 2nd floor master suite
- Cedar tray ceiling
- Kitchenette w/hand sink, mini-fridge, wood cabinets
- Huge unobscured windows overlooking river
- 447 sqft 2nd floor veranda spanning backside of master suite overlooking St. Johns River
- 2nd floor Veranda has cedar ceilings
- Jacuzzi tub in master ensuite
- Glass enclosed rain-shower
- High end Watermark faucets
- Separate propane tankless water heater exclusive to master suite
- Custom extra large Her's closet and separate His closet
- Her's closet includes built-in makeup area
- Custom masters vanities with granite
- Master suite heated & cooled by separate AC



# MORE LUXURY TO ENJOY

## INTERIOR AMENITIES:

- Gas fireplace with marble surrounding and mantel
- All windows double pane energy efficient (exc. rounded picture window in executive office)
- All windows pop open inside home for easy cleaning
- Ceiling speakers throughout
- Custom hardwood flooring throughout
- Custom window treatments by All About Blinds and Shutters throughout home incl. master suite
- Recessed lighting throughout
- Laundry room with ample cabinet storage and wash-sink
- Security system integrated with Xfinity Home
- Every bedroom is attached to a bathroom

## IMPROVEMENTS & UPGRADES:

- All plumbing upgraded to PVC in 2001
- All electrical replaced & up to current code
- 2007 2nd floor expansion added 909 sqft master suite and 447 sqft veranda
- 2007 2nd floor addition brought house to 120 MPH hurricane wind load standard
- Current insurance premium \$2100/year
- Temp control heat fans in attic
- 2nd floor double insulated
- Upper roof replaced 2007 (6-years old)
- Lowe roof replaced 2003 (10-years old)
- Both roofs are 35 year roofs
- Avg. energy bill from JEA after 2 stage 16 seer AC unit \$400/month

## WATERWAY & TIDAL:

- Navigable to ocean
- Navigable at low tide within channel
- 15 min boat ride to intercoastal waterway
- High tide 10' - 12'
- Great fishing: trout, Red Fish, Flounder, Whiting, shrimp, blue crab
- Regular wildlife includes; Pelicans, Porpoises!, Manatees, Pink Spoon Bills, Eagles, Owls, Egrets

## IN & AROUND TOWN:

- 20 min drive to Jacksonville International Airport
- 25 min drive to Jacksonville Beaches
- Easy access to 9A
- 20 min drive to the St. Johns Town Center & UNF
- 10 min drive to Jacksonville University
- 15 min drive Downtown Jacksonville



## WELCOME TO COLONY COVE:

This waterfront community is nestled under 100-year-old oak trees and boasts brick homes, large lots and small community charm. "There is not an 'out of place' home in this neighborhood," and everyone takes pride and care in their yards and home. Whitehurst Builders and Milan Homes were the only two builders in Colony Cove making certain conformity in design and luxury would reflect in every home built. Colony Cove has a long history of excellence where professionals like doctors, lawyers, business owners and contractors are proud to call home. Milan Homes built 7523 Trails END in 1969 as a single-story home, and the current owner/contractor later added an almost 1,500 square foot 2nd floor master suite getaway and veranda with a panoramic view of the St. Johns River. Colony Cove is conveniently located to high end shopping at the St. Johns Town Center, less than 30 minutes away from Jacksonville International Airport and the Jacksonville Beaches. Colony Cove has one of the lowest turnover rates in Jacksonville and few homes ever go on the market, but when they do they don't stay For Sale long.



**Dylan A. Rigdon**  
Realtor®  
904-540-7672  
dylanrigdon@me.com  
[dylanrigdon.com](http://dylanrigdon.com)



 Prudential  
Network Realty