



Ayman Kamal, Broker, Realtor®
Tel (904) 955-4790
ayman@amknetwork.com

**5 Bedrooms, 4.5 Baths, Loft, 3-Car Garage 3,909 sf+/-
2 Primary Suites - Large Backyard - Private Preserve
Highland Glen**

13036 Highland Glen Way S, Jacksonville, FL 32224

www.amknetwork.com



AMK Network Realty | Tel (904) 955-4790
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2nd Floor



1st Floor



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Features**

- Brand new roof (to be installed prior to closing)
- 2 Primary Suites – one upstairs and one downstairs
- Large oasis backyard backing up to preserve and a running creek with pavers, summer kitchen, pergola with solar remote-controlled shades, high-top fire pit table with water feature, outdoor speakers, fruit trees (Fig, Tangerine, Orange, etc.)
- Summer kitchen includes Blaze grill, refrigerator, side burners
- Attic blown-in insulation with two solar attic fans help save energy costs and keep attic cool
- Tile throughout downstairs
- Renovated bathroom in upstairs primary suite
- Large loft/game/entertainment room upstairs
- Oversized 3-car garage with paver driveway
- 19+ ft two-story living room ceilings
- 5.1 AV receiver and speakers included
- Stainless steel kitchen appliances, propane gas stovetop
- Oversized kitchen cabinets and solid surface countertops
- Large walk-in closets in downstairs primary suite
- Built-in closet cabinets in upstairs primary suite
- Owned water softener and propane tank
- Samsung large capacity washer and dryer included

Amenities & Location

- Gated Community with pool, gym, playground, and dog area
- Home located on a quiet street near cul-de-sac
- Central location on Beach Blvd between Kernan Blvd and Hodges Blvd
- Walking trails throughout the community
- 15 minutes to the area beaches
- 10 to 15 minutes to Mayo Clinic and St. Johns Town Center shopping / dining
- 10 minutes to JTB / I-295 Junction
- 15 Minutes to JTB / I-95 Junction and 20 to 25 minutes to downtown
- \$330 per quarter standard homeowners' association fee PLUS 8 quarterly special assessment payments of \$186 (Total \$516 per quarter for the next 8 quarters)

