



Ayman Kamal, Broker, Realtor®
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**3 Bedrooms, 3 Full Baths, Office 2,393 sf+/-
High-End Custom Designed Condo
Preserve, Marina & Intracoastal Waterway Views**

**14402 Marina San Pablo Pl # 504, Jacksonville, FL 32224
www.amknetwork.com**



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Custom Design & Renovation Features (2018 / 2019)

Interior Features

- Wood Floors: All Bedrooms and Office
- Travertine Floors: Living Room, Dining Room, Kitchen, Hallways
- Custom design wallpaper and custom wall and ceiling paint
- Remote control blinds throughout

Kitchen Custom Renovation

- Custom Designed Built Cabinetry with Lighted Glass Doors and Open Shelving
- Kitchen Aid Appliances: 42" Side by Side Refrigerator, Dishwasher, Gas Cooktop, Wall Oven, MWO Convection Oven
- Faber Professional Exhaust Liner and Hood
- Marble Countertops
- Insinkerator Air Switch
- Sub Zero Built-in Two Zone Wine Cooler
- Allia Fireclay 2 Bowl Undermount Sink
- Brizo Solana Single Handle Pull Down Kitchen Faucet
- Design Kitchen Pendants
- Under Cabinet Lighting
- Bottom Grids for Sink
- Disposal System
- 2 Counter Electrical Pop-ups
- Under Cabinet Lighting
- Bottom Cabinets Drawer Style
- Drawers with Custom Inserts

Owner's Suite – Bedroom and Bathroom

- Custom California Closet and Open Linen Cabinet with Shelving and Drawers
- Victoria and Albert Volcanic Limestone Freestanding Tub
- Two Toto Undermount Sinks
- Rohl Faucets
- Custom Tile Work and Niches
- Restoration Hardware (RH) Cannelle Sconces
- Custom Vanity with RH Fourteen Custom Vanity Drawer Pulls
- Two Hand Showers (Shower and Tub)
- Comfort Height Elongated Toilet
- Rejuvenation Ceiling Light Fixture in Commode
- Sony Bravia 70" Flat Panel Wall Mounted HDTV
- Sonos PlayBar Soundbar
- Phillip Jefferies Tapestries Wallcovering
- Sunterra Silver Lining with Power View Remote Control Blinds

Guest Suite & Ensuite Bathroom

- California Closets System
- RH Two Swingarm Bedside Sconces

- New Gemini Exhaust Fan
- RH Three Tier Glass Shelving
- RH Bristol Mirror
- 2 RH Antiqued Metal Drum Flush Mount
- Sony 43" 4K Smart TV
- Sonos PlayBar Soundbar
- Toto Undermount Sink
- Rejuvenation Sconce Over Mirror
- Sunterra Silver Lining with Power View Remote Control Blinds
- Shower Niche
- Comfort Height Elongated Toilet

3rd Bedroom & Ensuite Bathroom

- Rejuvenation Bedside Sconces with Adjustable Shades
- New Gemini Exhaust Fan
- RH Three Tier Glass Shelving
- RH Bristol Mirror
- 2 RH Antiqued Metal Drum Flush Mount
- Toto Undermount Sink, Comfort Height Elongated Toilet
- Rejuvenation Sconce Over Mirror
- RH Kinetic Ceiling Light Bedroom and Bathroom
- Sunterra Silver Lining with Power View Remote Control Blinds

Laundry Room

- Custom Designed Built Cabinetry
- Marble Countertop
- Built-in Laundry Pull Out Hampers
- Brizo Solana Single Handle Pull Down Kitchen Faucet
- Wall Mounted Drying Rack
- Built-in Cat Door
- Custom "Cat" Handles
- Under Cabinet Lighting
- Elkay Undermounted Sink
- Maytag Front-Load Washer/Dryer
- Ample Custom Storage Features
- Bottom Grid for Sink

Living Room

- Hoyt Stereo
- JL Audio Dominion Subwoofer, Ceiling Speakers
- Wireless Access Point, Remote Technologies T2x Remote
- Music Streaming System, Sonos PlayBar Soundbar
- Sony AV7.2 Channel AV Receiver
- Sony 4K Ultra HD Blue-ray Player
- Sony 75" BRAVIA XBR X900F Series Smart TV 4K
- RH 31.5"Diameter Odeon Glass Chandelier
- Two Scones in Media Center
- RH 30" Antique Brass Art Light
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- Two Scones in Media Center
- RH 30" Antique Brass Art Light
- Custom designed and built media center with light feature



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Office

- Wood Floors
- Sommerard Triple Arm Chandelier
- 30" Antique Brass Art Light

Foyer

- RH Fortuny Tiaro Two Tier Chandelier

Dining Room

- Travertine Floors
- RH Foucault's Orb Crystal Chandelier
- RH 30" Antique Brass Art Light

Balcony

- RH Ceiling Fan
- RH Sconces
- Four Large Planters

Electrical

- New Maestro Decora Dimmers
- New Decora 15amp Receptacles
- All Cans Replaced with LED Trims

Plumbing

- Water Softener
- All Bathroom Lavatory Plumbing Fixtures Replaced
- Tankless Electric Water Heater
- Three Comfort Height Toilets

Location, Amenities, & Exterior Features

- Beautiful southern views of the preserve and intracoastal waterway
- Community Deck on the intracoastal waterway
- Gated Community, Pool, Gym, and Marina access
- Private Access Building
- May be able to rent or purchase a boat slip separately (not included)
- Central location San Pablo Rd and J. Turner Butler Blvd (SR202)
- 2 Miles to Ponte Vedra and Jacksonville Beaches
- 1 Mile to Mayo Clinic
- 5 to 8 Minutes to JTB / I-295 Junction and St. Johns Town Center
- 7 to 10 Minutes to JTB / I-95 Junction
- Minutes from several Prestigious Golf Clubs (Sawgrass, PV, Glen Kernan, Marsh Landing, Pablo Creek)

