



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

Old Still
Former Builder Model Home
Lakefront - 85 ft Wide Lot

4 Bedrooms, 3.5 Baths, Office, Spacious Loft, 3,485 sf+/- including
30 ft X 10 ft FL Sunroom with its own high-efficiency AC
Built 2016
Elegant Outdoor Oasis

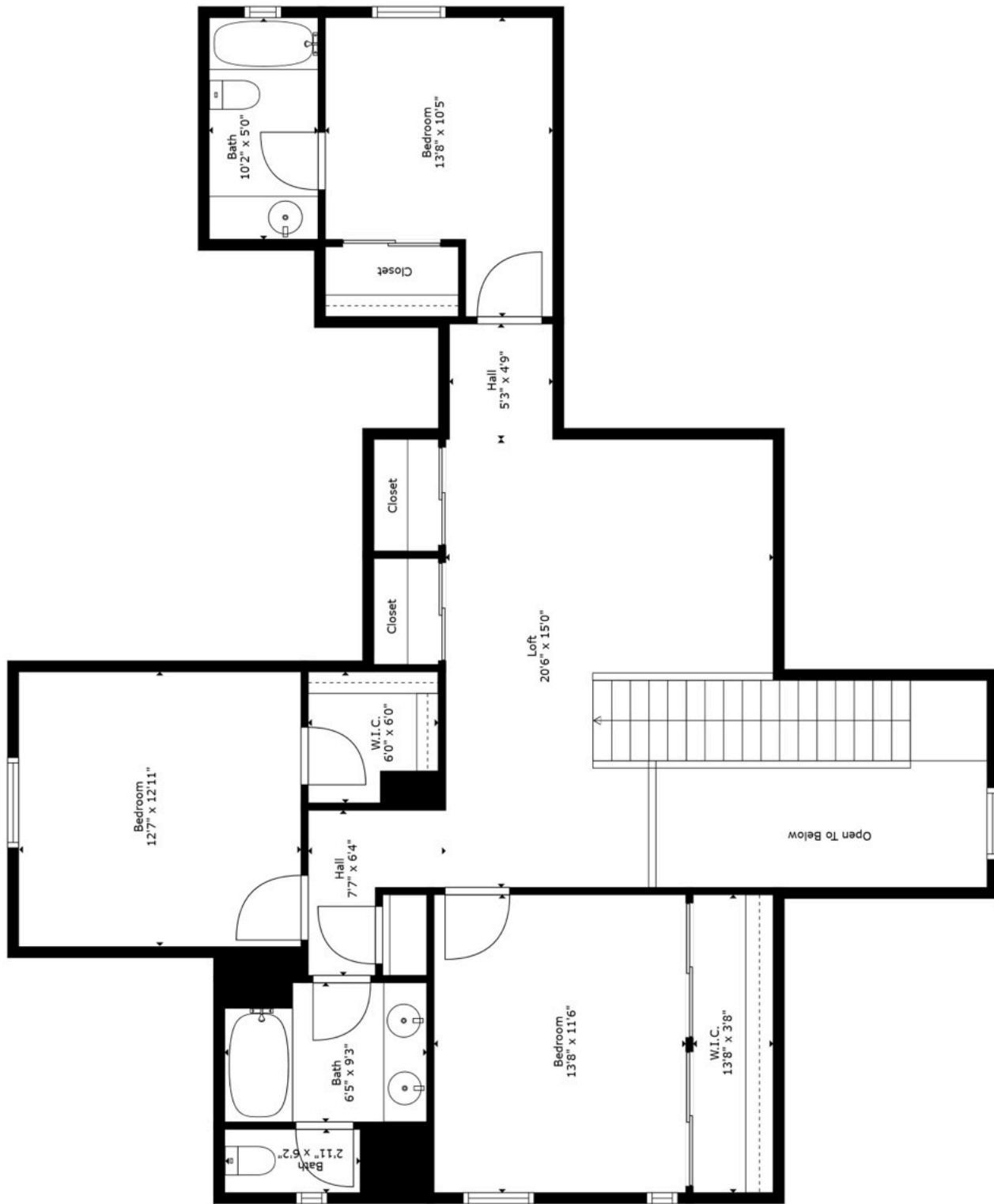
8578 Mabel Drive, Jacksonville, FL 32256
www.amknetwork.com



AMK Network Realty | Tel (904) 955-4790
www.amknetwork.com



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



ADAM PRICE
REAL ESTATE PHOTOGRAPHY

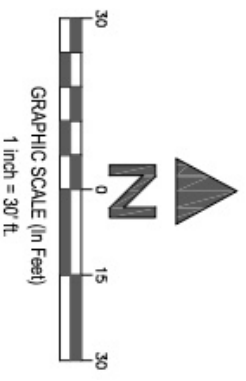
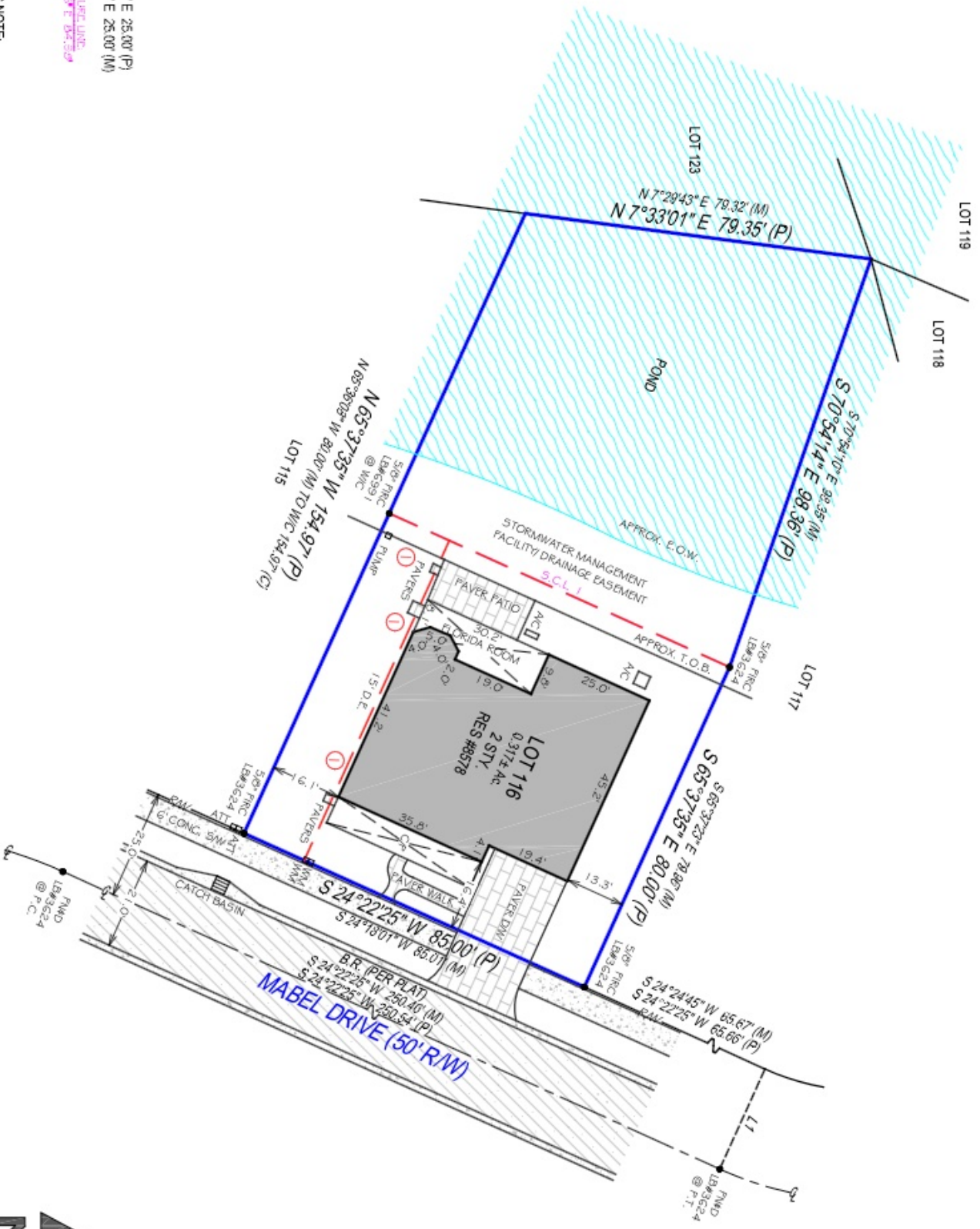
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



SURVEYOR'S NOTE:
 FENCE OWNERSHIP NOT DETERMINED.
 D.E. - DRAINAGE EASEMENT.
 EASEMENTS ARE PER PLAT UNLESS OTHERWISE NOTED.

LINE TABLE:
 L1 S 65°37'36" E 25.00' (P)
 S 65°37'35" E 25.00' (M)

SURVEYOR'S NOTE:
 FENCE OWNERSHIP NOT DETERMINED.
 D.E. - DRAINAGE EASEMENT.
 EASEMENTS ARE PER PLAT UNLESS OTHERWISE NOTED.



Old Still
Former Builder Model Home
Lakefront - 85 ft Wide Lot

4 Bedrooms, 3.5 Baths, Office, Spacious Loft, 3,485 sf+/- including
30 ft X 10 ft FL Sunroom with its own high-efficiency AC
Built 2016
Elegant Outdoor Oasis
8578 Mabel Drive, Jacksonville, FL 32256

This stunning and well maintained 4-bedroom, 3.5-bathroom home, with an office and loft, spanning 3,485 sq. ft, including the heated/cooled Florida sunroom., is centrally located in the highly sought-after Old Still gated community, and ideally situated near I-295, Baymeadows Road, St. Johns Town Center, and the beach.

Built in 2015 as the neighborhood's model home, it showcases premium upgrades and thoughtful details throughout., the home offers both convenience and a serene lakefront setting with captivating views of the lake and fountain. The exterior features a custom-designed rear patio with white marble and 6 LED lights, ideal for outdoor entertaining or enjoying the peaceful surroundings.

A spacious 30 X 10 ft. Florida sunroom features matching house tile, screened windows, privacy glass, and a dedicated 2-ton energy-efficient AC unit. The front patio has been redesigned with pavers for dual front entrances, enhanced landscaping, and 10 automated spotlights.

The driveway has been extended by 2 feet for added accessibility, and the garage is fully upgraded with epoxy flooring, overhead storage, a utility sink, 4 additional outlets, MyQ smart garage access, and its own AC unit for year-round comfort.

The landscaped yard includes five fruit trees, an automatic 6-zone sprinkler system with a rain sensor, and 9 solar-powered outdoor lights. Inside, the home offers a perfect blend of elegance and functionality, starting with the first-floor master suite, which features large windows overlooking the lake, custom blinds, two spacious walk-in closets with custom shelving, and two additional built-in closets with lighting. The ensuite bathroom is a luxurious retreat with dual vanities, an upgraded shower, and a smart bidet toilet system.

The first floor also includes an office with two windows, a large laundry room with added storage and shelving, and an open-concept family room with a 12-ft sliding pocket glass door that opens to the sunroom, maximizing natural light and views.

The second floor features three additional bedrooms, including a private guest suite with its bathroom, a large loft ideal for a game or playroom, and an additional office space.

The chef's kitchen is a highlight of the home, boasting a massive 9.25 x 5.25 ft. island with seating for four, designer pendant lighting, an upgraded sink, GE double ovens, an LG refrigerator, a KitchenAid dishwasher, and a custom pantry with upgraded shelving for organized storage.

Additional interior upgrades include whole-home LED lighting, recessed lights in all bedrooms and common areas, a grand chandelier in the 20-ft ceiling entrance, and designer fixtures throughout. Bathrooms have been thoughtfully upgraded with new tile, shelving, LED mirrors, and smart bidet systems in both the master and guest bathrooms.

Smart home technology features a Lutron dimming system that controls 48 spotlights, chandeliers, and pendant lights, a Yale smart keypad front door, Nest thermostats with dual-zone HVAC control, motion-activated lighting in all bathrooms and the laundry room, and a "My Paradise" app that controls outdoor lighting. Ring doorbell camera, Ring floodlights, and backyard cameras.

Buyer to verify square footage. Builder plans show 3,220 sf, plus the added FL sunroom of approximately 265 sf = 3,485 sf estimated.

Seller already sealed and painted the exterior stucco in late 2024 and filed claim against the builder. The claim is in arbitration with the builder. The potential claim proceeds, if any, will be paid to the buyers if they choose to transfer the claim to their name and keep it open, or seller can simply cancel claim. It's up to the buyer.

Features & Upgrades

- Built in 2016, used as the community model home until purchased in 2017
- 85 ft Wide lot · Lake view with a beautifully landscaped yard featuring 5 fruit trees, extended irrigation system, and outdoor automated lighting.
- 30 x 10 ft Florida sunroom with matching house tile, privacy glass, screened windows, and its own energy-efficient 2-ton AC unit, adding 265 sq. ft. to the home.
- Patio - White marble design overlooking the lake, featuring 6 LED lights, 2 electrical outlets, and an integrated irrigation system.
- Front Porch - Redesigned with pavers, 2 main door entrances, enhanced landscaping, automated lighting (10 spotlights), and 6 additional irrigation lines for planters.
- Driveway - Extended by 2 ft. for easier access.
- Garage - Epoxy flooring, overhead storage racks, a large utility sink, and 4 added electrical outlets.
- Smart MyQ garage system with exterior keypad entry and special AC unit.

Additional Exterior Features:

- Automatic solar-sensor outdoor lights (9 total)
- Exterior and interior painting and stucco repairs completed in October 2024

Smart Home Technology

- Lutron dimming lighting system (controls 48 spotlights, chandeliers, and pendant lights).
- MyQ smart garage access.
- Ring doorbell with camera, Ring floodlight, and backyard cameras.
- Yale smart keypad front door.
- Nest thermostats (dual-zone HVAC system for upstairs and downstairs).
- Motion-activated lighting in all bathrooms and the laundry room.
- Outdoor lighting controlled via "My Paradise" app.

Closet Space:

- Two walk-in closets with custom shelving.
- Two additional built-in closets with lighting for extra storage
- Upgraded shower with high-end fixtures.
- Smart bidet system and upgraded electrical toilet access.

Guest Bathrooms

- Fully upgraded guest bath with new tile, vanity, countertop, shelving, LED mirror, and lighting.
- Smart bidet system in both guest and master bathrooms.

Lighting Enhancements

- Added 4 recessed LED lights in each bedroom, playroom, office, and main living areas.
- Chandelier at entrance (20 ft. ceiling) and LED chandelier in the dining area.
- Designer pendant lighting over the kitchen island.
- 9 motion-sensor lights around the house and 10 automated outdoor LED lights.

Kitchen Highlights

- Oversized island (9.25 x 5.25 ft.) with seating for 4 and designer pendant lighting.
- Upgraded sink and KitchenAid dishwasher.
- GE double ovens and microwave.
- French Door Refrigerator.
- Upgraded Pantry with custom shelving.

Additional Interior Features

- Spacious upstairs area with 3 bedrooms and 2 full baths (one is a guest suite).
- Family Room: Features a 12-ft sliding pocket glass door that opens to the sunroom.
- Laundry Room: Oversized (10.5 x 7 ft.) with added shelving and storage.
- Office Space: 13x12 ft. room with 2 windows, curtains, and blinds.
- Storage: 6 storage spaces distributed across both floors.
- HVAC System: Zoned system with energy-efficient operation.
- Ceilings: 10 ft. ceilings throughout, with a grand 2-story foyer.
- Sprinkler System: 6 Zone automated system.
- Whole Home LED lighting
- First Floor Primary Suite, Den/Office
- Second Floor with 3 bedrooms and 2 bathrooms, and loft / bonus room

OLD STILL

Included Features:

DISTINCTIVE EXTERIOR APPOINTMENTS

- Choice of exciting exterior elevations
- CertainTeed Landmark® architectural 30-year shingles
- Choice of designer coordinated exterior color packages
- Exterior handleset Schlage® with deadbolt
- Paver driveway, front porch and matching walkway
- Covered rear lanai
- Covered front porch
- Sliding glass doors and atrium doors (per plan)
- Electric garage door opener with two remotes
- Two-car garage or three-car garage (per plan)
- Door chime with lighted push button
- 36" paver walkways
- Fiberglass insulated entry doors
- Maintenance-free vinyl soffits and exterior ceilings
- Fully sodded lots with irrigation
- Professionally designed landscape packages
- Weatherproof outlets (2) in pre-determined locations
- Hose bibs (2) in pre-determined locations
- Decorative soffit lighting at garage
- Gutters on front of home

ENERGY-EFFICIENT CONSTRUCTION

- Textured masonry coating with flexible high build 100% acrylic coating
- Brick, siding and stone per elevation
- Monolithic concrete slabs with vapor barrier
- Professionally designed HVAC system
- Programmable thermostat
- Insulated Wayne Dalton® garage door
- Lennox® central heat pump and cooling system with 15 seer rating
- One-year termite protection from original treatment
- R-38 blown and batt insulation in attic
- R-15 Fiberglass exterior wall insulation
- Rheem® 50-gallon electric water heater
- Screens on all operable windows
- Low-E performance insulated vinyl windows

LUXURIOUS INTERIOR FEATURES

- Mohawk® 18" x 18" ceramic tile flooring in foyer, kitchen, all baths and laundry room (per plan)
- Mohawk® carpet and 6 lb. pad
- Florida Paints® latex gloss enamel paint on baseboards and door casings
- Florida Paints® latex flat finish interior wall paint in white
- 10' (first floor) and 9' (second floor) interior ceiling heights
- 8'0" (first floor) and 6'8" (second floor) raised 2-panel colonist interior doors
- Classic 5 1/4" baseboards
- Knockdown texture on ceiling
- Orange peel texture finish on walls
- Decorative drywall niche (per plan)
- Elegant Sterling by Kohler® pedestal sink in powder bath (per plan)
- Custom wood windowsills with aprons
- Interior lever Schlage® door handles in brushed nickel
- Finished garage with paint and trim
- Large walk-in closet in master bedroom (per plan)
- Vinyl-clad ventilated closet shelving

ELECTRICAL FEATURES

- 200 AMP electrical service (per plan)
- Washer & dryer hook-ups (per plan)
- Pre-wired for telephone outlets (3) in pre-determined locations
- Pre-wired for television outlets (3) in pre-determined locations
- Pre-wired for ceiling fans in living room, family room, great room, all bedrooms and lanai (per plan)
- White rocker switches throughout
- Smoke detectors with battery backup
- Carbon monoxide detectors with battery backup

CONTEMPORARY KITCHEN FEATURES

- Double compartment undermount stainless steel sink
- Granite countertops
- Upgraded Moen® pull-out spray single lever faucet
- Recessed panel Aristokraft® maple cabinets with crown molding, distinctive features and colors
- Elegant kitchen island and breakfast bar (per plan)
- 42" upper cabinets with fully concealed hinges
- 1/2 H.P. Moen® garbage disposal
- Recessed can lighting (per plan)

Continued on back side.

OLD STILL

APPLIANCE PACKAGE

- Built-in General Electric® electric cooktop and double oven
- Built-in General Electric® microwave with outside venting
- Multi-cycle General Electric® dishwasher
- Pre-plumbed for ice/water line

CLASSIC BATHROOMS

- 42" plate glass mirrors in master bath (per plan)
- 42" plate glass mirrors in secondary baths (per plan)
- 6" x 6" white ceramic wall tile in master baths
- 3" x 3" and 2" x 2" white ceramic shower floor tile in master bath
- Engineered marble vanity countertops with drop in Sterling by Kohler® sinks (per plan)
- Recessed panel Aristokraft® maple cabinets with distinctive features and colors
- Dependable Moen® brushed nickel faucets in all bathrooms
- Coordinating Moen® bath accessories
- Roman-style tub (per plan)
- Clear glass shower enclosure in brushed nickel (master bath only - per plan)
- Decorative lights over vanities
- Exhaust fans in all baths

EXCITING OPTIONS

- Structural options available
- Upgraded appliances
- Washers and dryers
- State-of-the-art audio, video and intercom systems
- Security systems
- Seagull® designer lighting packages
- Flooring and countertop materials
- Upgraded specialty cabinetry and cabinet options
- Upgraded shower enclosures
- Stone and brick veneer elevation accents
- Outdoor living/pool packages

For more information, call (800) 391-3930.
8483 Mabel Drive, Jacksonville, Florida 32256
AVHomesInc.com



Developer reserves the right to discontinue or make any modifications to the design, price, materials, features, color, quality or style without notice. Please consult an Old Still sales personnel for details. All rights reserved. AV Homes™ and Old Still™ are the exclusive trademarks of AV Homes, Inc. CBC#1260030, CBC#1254089.

REV 1/17

3220 sq. ft.

* TH.

RO 3 BEDS + LOFT + FLEX ROOM • 2.5 BATHS • 2-CAR GARAGE

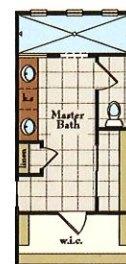
the Cody

2,836 LIVING AREA SQ. FT.

FLOORPLAN



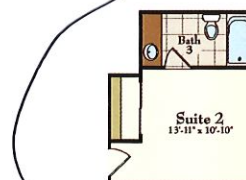
FLOORPLAN OPTIONS



Opt. Shower at Master Bath



Opt. Atrium Door at Master Suite



Opt. Suite 2 at 2nd Floor



Opt. Shower I/O Tub/Shower Combo at Bath 2



Opt. Cabinets & Laundry Tub at Laundry Room



Opt. Cabinets I/O Closet at Owner's Entry



Opt. Cabinets at Laundry Hall

For more information, visit our New Home Sales Center at
8483 Mabel Drive, Jacksonville, Florida 32256
(800) 391-3930 ■ AVHomesInc.com



Developer reserves the right to discontinue or make any modifications to the design, price, materials, features, color, quality or style without notice. Please consult an Old Still sales personnel for details. All rights reserved. AV Homes™ and Old Still™ are the exclusive trademarks of AV Homes, Inc. CQ1049493

REV 5/17

OLD STILL



For more information, visit our New Home Sales Center at
8483 Mabel Drive, Jacksonville, Florida 32256
(800) 391-3930 ■ AVHomesInc.com



Availability subject to change. The site plan is not a guarantee of the configuration of the community or the facilities or amenities which will be available upon completion. Map is conceptual, not to scale, for relative location purposes only, and not a full description of the area. This is not an offer in states and jurisdictions where prior registration is required and void where prohibited by law. Copyright © 2015 AV Homes. All rights reserved. AV Homes™ and Old Still™ are the exclusive trademarks of AV Homes, Inc. For full details and disclosures, please visit www.avhomesinc.com/terms-conditions. CBC#1260030, CBC#1254089.

REV 5/15

Old Still Central Location



- Gated Community, with 24/7 virtual security
- \$259 Per month HOA fee covers security and lawn maintenance and fertilization, and outdoor pest treatment
- Central location 2 minutes from I-295 and Baymeadows
- 5 Minutes to I-295 and J. Turner Butler Blvd (SR202)
- 10 to 12 Minutes to Mayo Clinic
- 10 to 12 Minutes to St. Johns Town Center, shopping, dining, and all activities
- 12 to 15 Minutes to Ponte Vedra and Jacksonville Beaches
- **10 to 12 minutes to JTB / I-95 Junction**

