



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

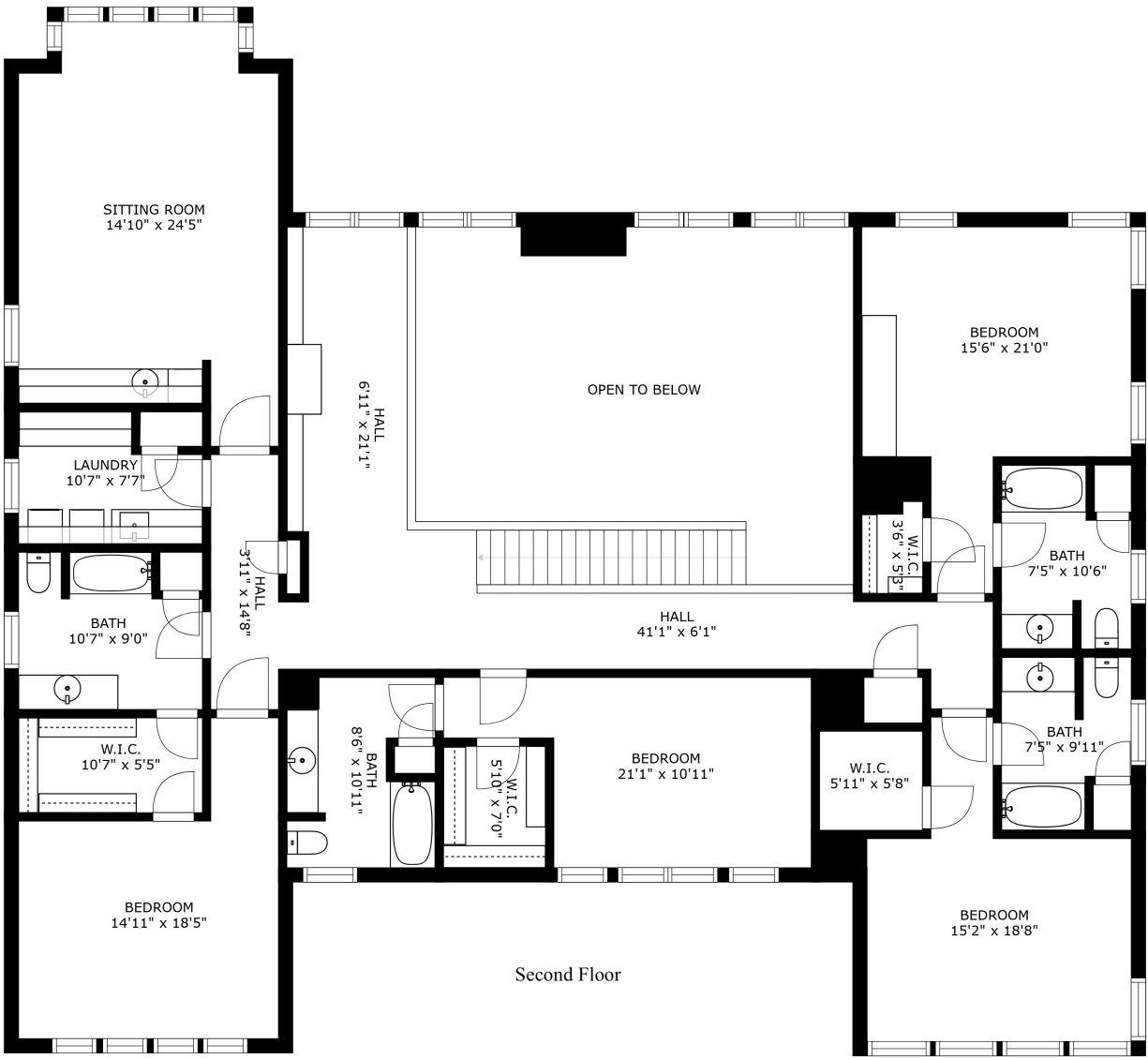
**6 Bedrooms, 6.5 Baths, Bonus/Media Room, Office 6,268 sf+/-  
High-End Custom Estate Home  
Golf Course Views**

**4409 Catheys Club Ln, Jacksonville, FL 32224  
[www.amknetwork.com](http://www.amknetwork.com)**





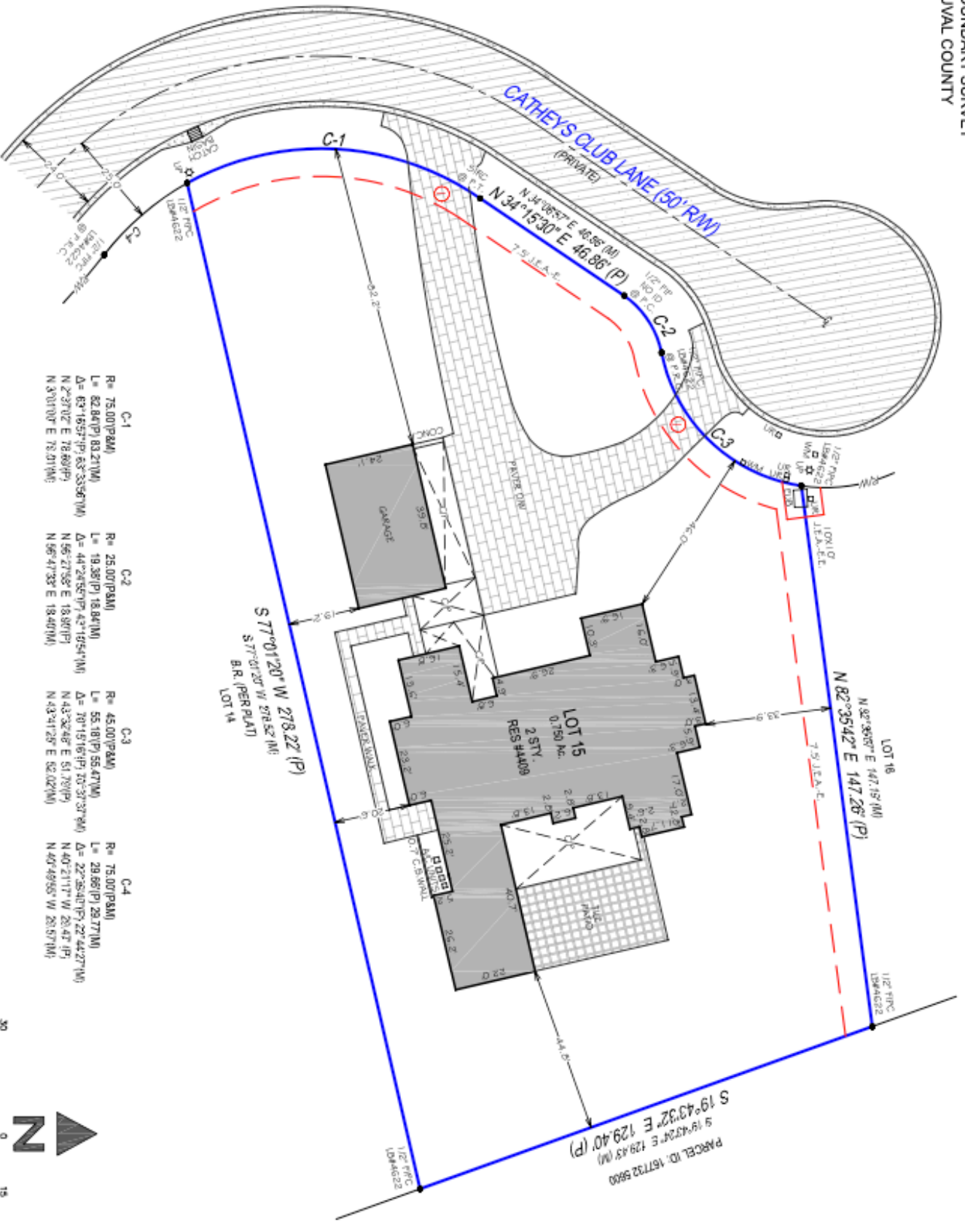
First Floor



This FlōPlan floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole. Copyright © 2022 Financial Business Systems, Inc. All rights reserved.

FlōPlan





Point	Bearing	Distance (ft)	Distance (m)
C-1	R= 75.00°(P&M)	L= 82.84°(P)	83.21(M)
	Δ= 63°16'57\"/>		

S 77°01'20\"/>



SURVEYORS NOTE  
J.E.A.-E. - JACKSONVILLE ELECTRICAL AUTHORITY EQUIPMENT EASEMENT

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Welcome to your custom-built estate home in Glen Kernan Golf & Country Club. It is a luxurious and spacious residence that offers the ultimate in opulence and comfort. Set amidst the picturesque landscape of the golf course, this home boasts an elegant and timeless design that seamlessly blends contemporary and traditional elements.

The home is situated on a large .75-acre lot and features a one-of-a-kind entrance with custom woodwork & rafters that lead to a spacious foyer with polished stone flooring and a sweeping staircase with contemporary railings. The formal living room is the perfect space for entertaining guests, with its two-story high ceilings, fireplace, and large windows that offer breathtaking views of the golf course. The outdoor setting is equally impressive, with a massive covered lanai with a fireplace, summer kitchen and detailed woodwork making it an ideal gathering space.

The gourmet kitchen is a chef's dream, with its state-of-the-art Viking Professional and SubZero appliances, granite countertops, and custom cabinetry. The kitchen opens to a breakfast nook and a large family room, making it the perfect place for family gatherings. The home also features a library, a home office, and a large bonus/media room, providing plenty of space for work and entertainment.

The luxurious primary suite is a true retreat with large windows that offer tranquil views of the golf course. The primary bath offers a massive Jacuzzi tub, glass-enclosed shower, and custom cabinetry. The home also features five additional bedrooms, each with its own en-suite bath, and a piano or reading room enriched with massive windows with invigorating natural light.

The outdoor living spaces are just as impressive as the indoor spaces. The home features a large, covered lanai with a summer kitchen, a fireplace, and room for a pool making it the perfect place for outdoor entertaining. The home also features a large three-car garage and a professionally designed pavers pathways and pergola.

With its luxurious amenities, elegant design, and breathtaking views, this custom-built estate home in Glen Kernan Golf & Country Club is the ultimate in luxury living. It is a perfect blend of comfort and elegance, making it the ideal place to call home.

#### Features

- 6 Bedroom suites with en-suite bathrooms
- Polished stone tile throughout living areas
- Wood floors in Office, loft, and stairs
- Custom woodwork columns, rafters, lanai
- Solid wood doors, trim, and molding
- Custom built-in media centers in living and family rooms
- Custom built-in library/loft
- 2 Fireplaces in living room and lanai
- Smart lighting and sound systems throughout
- 2 laundry rooms (Upstairs & Downstairs)
- SubZero and Viking Professional appliances
- Built-in Nespresso coffee machine
- Custom walk-in closets throughout
- Primary bathroom over-sized jacuzzi with custom lighting
- Primary bathroom Hand-painted custom Spanish decorative tile



## Glen Kernan Golf & Country Club Location, Amenities, & Exterior Features



- Gated Community, with 24/7 security guards
- World class pool, staffed gym, several tennis courts, soccer/baseball field, volleyball and basketball courts, playground, and outdoor covered picnic area great for hosting big parties
- Elegant private golf club and restaurant with great dining experience
- Spectacular lake views and walking trails throughout the community
- Central location access from Hodges Blvd or Kernan Blvd and J. Turner Butler Blvd (SR202)
- A few miles to Ponte Vedra and Jacksonville Beaches
- Minutes to Mayo Clinic and St. Johns Town Center, shopping, dining, and all activities
- 5 Minutes to JTB / I-295 Junction and St. Johns Town Center
- 7 to 10 Minutes to JTB / I-95 Junction
- \$1,450 per quarter homeowners' association fee includes all amenities. Golf membership requires separate initiation fee and monthly dues (see golf club office for details)

## Glen Kernan Golf & Country Club

Since construction began at Glen Kernan Golf & Country Club, it has been the vision of its Owner and Developer, Mr. George Hodges, Jr., and it is his involvement and personal commitment to quality that will set this golf course apart from all others.

Ordinarily in the business of real estate development, a minimum amount of land is donated to golf and a maximum number of lots is demanded. During the planning of Glen Kernan, however, the focus was not on the number of lots we could obtain but rather on the overall quality of the project. Eighteen-hole golf courses with their associated lakes usually require 150 to 180 acres. Glen Kernan's Golf Course and lake system constitute 260 acres. Lot lines and home sites are further removed from golf than on other area courses, creating a more open atmosphere, more enjoyable playing characteristics and greatly improved aesthetics.

The natural elevation of the Glen Kernan property and excellent drainage characteristics provided another opportunity that is unique. We have adopted a design and engineering concept that will establish home sites on natural grades as high as 40 to 45 feet above sea level. The elevation of the lakes, on the other hand, is as low as 23 feet in elevation. This differential in elevation is the key to allowing the golf course to be sculpted into existing terrain. The fairways twist and turn and have more vertical roll than other courses. Some areas of the course may feature holes that are more reminiscent of those found in the foothills of North Carolina, rather than the flatlands of Florida.

The design and construction concept are another major commitment on the part of the Developer. Glen Kernan required the excavation of more than 1.3 million cubic yards of earth, about four times the amount of excavation of the typical area golf course. The result is a golf course that is loaded with character, dramatic fairway movement and very high aesthetic quality.

Glen Kernan's design style could be classified as Traditional, but with a modern flair. Large tees provide great flexibility to better accommodate golfers to all abilities. Generous landing areas and larger greens appeal to the average golfer. Large bunkers, water features and native vegetated areas are strategically placed to challenge the area's top players. These features sweep diagonally across several holes nonvoting bold players to take certain risks and yet allowing less experienced golfers to take a slightly longer but safer route around. Pre-shot planning and good shot making will be well rewarded. The golf course presents thought-provoking situations throughout, motivating all who play and maintaining the highest levels of interest. It showcases an abundance of variety and creates exciting and memorable golfing experiences time after time.

Glen Kernan features superior playing surfaces. Steps have been taken to acquire and establish the most recently developed and improved strains of Bermuda grasses for tees, greens, and fairways. These grasses ensure better density, quicker recovery, smoother/faster putting surfaces and greater color. The golf course at Glen Kernan is the first to introduce some of these new grasses to the Jacksonville Area.

Glen Kernan is like no other simply because of the very high standards established by its Developer. Mr. Hodges' personal commitment to this project, his interest in promoting the game of golf and his dedication to quality allows the Glen Kernan Golf Course & Community to set new standards. What greater tribute could there be to the project's namesake, his wife, Kernan.

