



Ayman Kamal, Broker, Realtor®
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**4 Bedrooms, 4 Full Baths, Bonus Room (5th Bedroom) 3,377 sf+/-
2018 Custom Dostie Home .37 Acre Lot
Large Backyard – Private Preserve
Glen Kernan Golf & Country Club**

**4432 Hunterston Ln, Jacksonville, FL 32224
www.amknetwork.com**



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**4 Bedrooms, 4 Full Baths, Bonus Room (5th Bedroom) 3,377 sf+/-
2018 Custom Dostie Home .37 Acre Lot**

Features

- .37 Acre lot on preserve – 100ft wide X ~161 ft deep, large backyard
- Only 4-years old, like new condition
- Engineered wood floors in Living, Dining, Kitchen, Breakfast, and Bonus Room
- Custom Kitchen with solid surface countertops (Granite / Quartz)
- Large kitchen island with custom slab and cabinetry
- Large screened-in patio and a large front porch
- 10 ft to 13 FT ceilings throughout the home with higher vaulted ceiling in living room, patio, and 4th bedroom (Office)
- Tray ceilings in owner's suite, dining room, and bonus room (or 5th bedroom)
- Two large walk-in custom closets in Owner's suite
- Huge owner's bathroom with garden tub and a massive shower
- Oversized 3-car garage
- Paver driveway, walkways, porch, and patio
- Water Softener
- Propane gas water heater
- Washer & Dryer included
- Quite street walking distance to Glen Kernan's sports and amenities complex
- Laundry room with sink and storage cabinets
- Smart Wi-Fi AC controllers, two AC units

Amenities & Location

- 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)

