



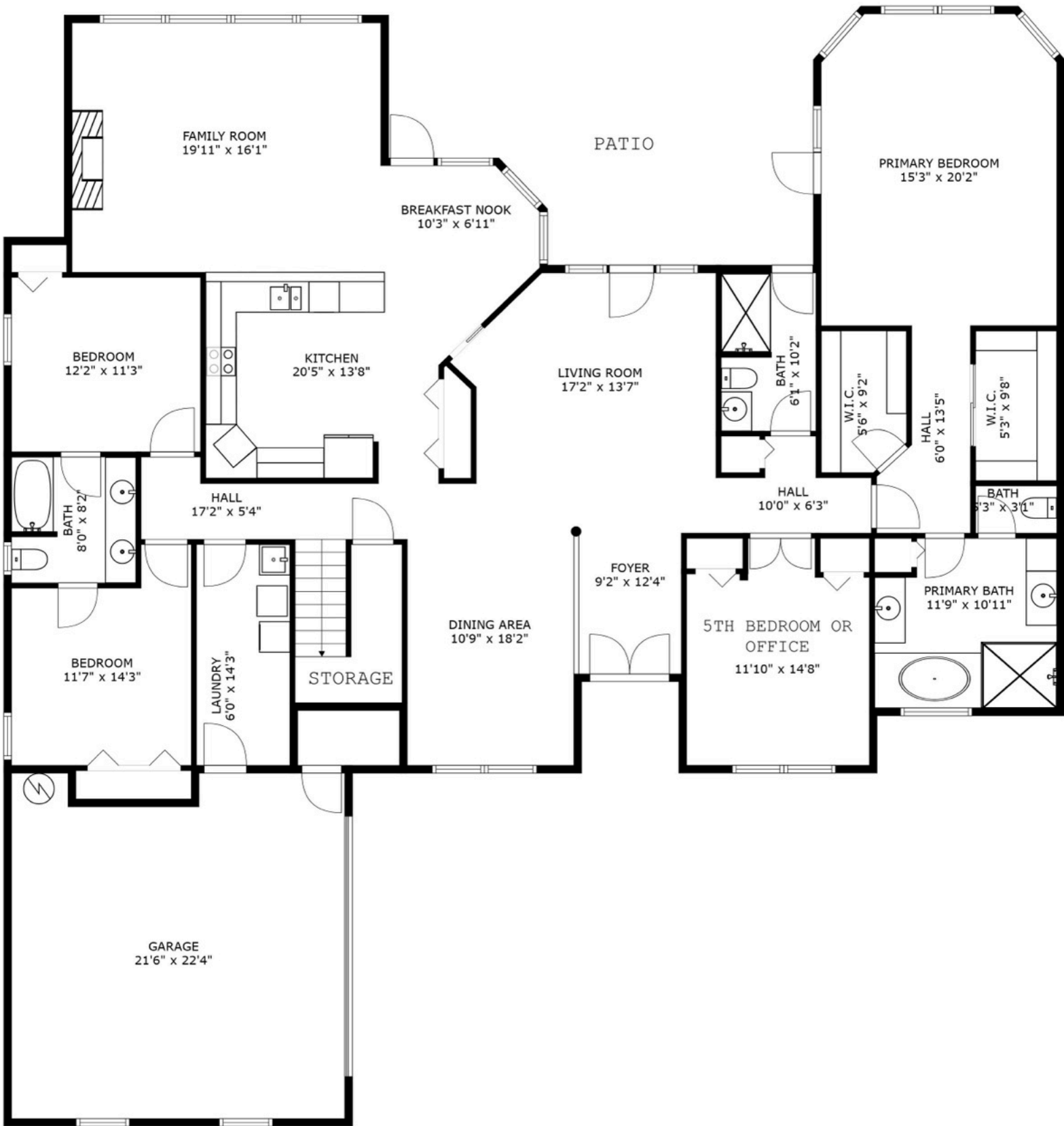
Ayman Kamal, Broker, Realtor®
Tel (904) 955-4790
ayman@amknetwork.com

James Island
Lake to Preserve Views
5 Bedrooms (Or 4 with an Office), 4 Baths
.36 Acre Lot - 3,614 sf

7744 Shelter Wood Ct, Jacksonville, FL 32256

www.amknetwork.com





FAMILY ROOM
19'11" x 16'1"

PATIO

PRIMARY BEDROOM
15'3" x 20'2"

BREAKFAST NOOK
10'3" x 6'11"

BEDROOM
12'2" x 11'3"

KITCHEN
20'5" x 13'8"

LIVING ROOM
17'2" x 13'7"

BATH
6'3" x 10'2"

W.I.C.
5'6" x 9'2"

HALL
6'0" x 13'5"

W.I.C.
5'3" x 9'8"

HALL
17'2" x 5'4"

HALL
10'0" x 6'3"

BATH
5'3" x 3'11"

BATH
8'0" x 8'2"

FOYER
9'2" x 12'4"

PRIMARY BATH
11'9" x 10'11"

BEDROOM
11'7" x 14'3"

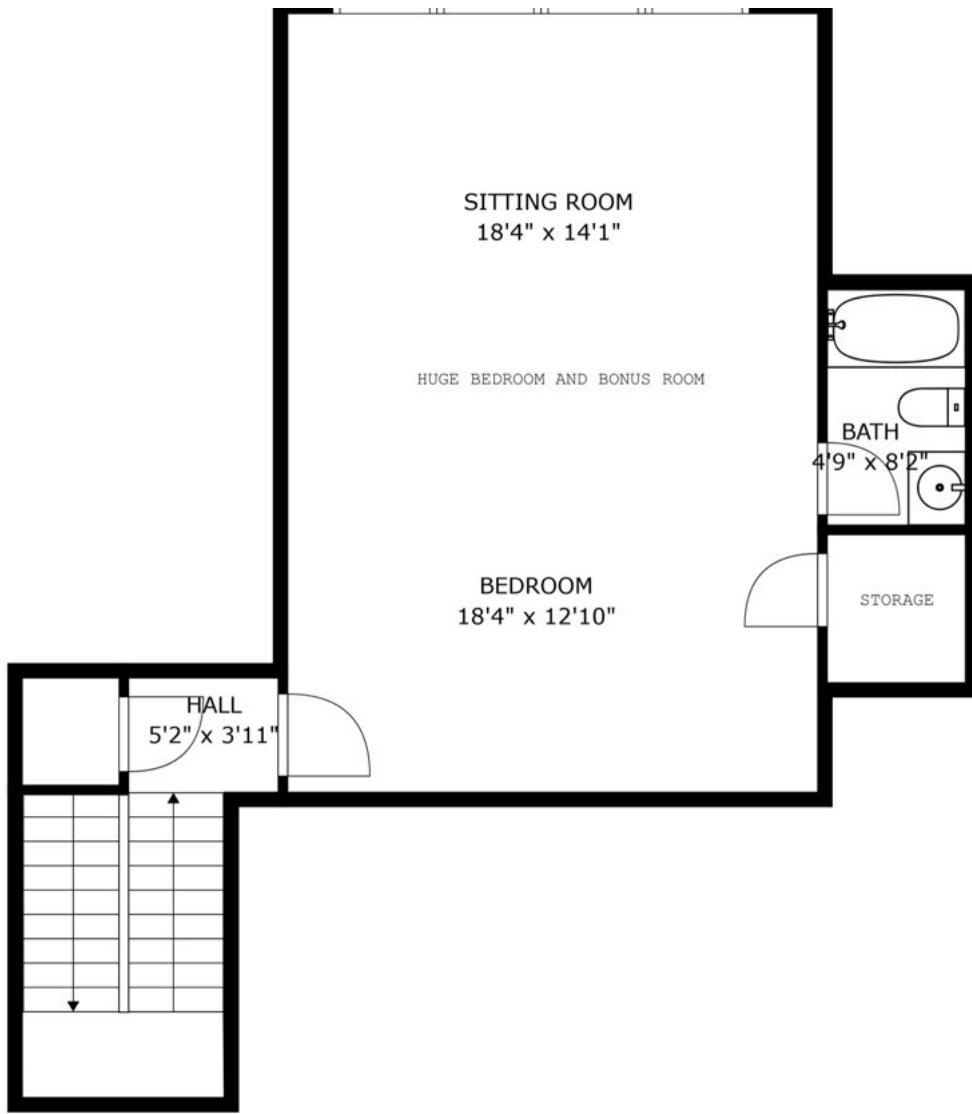
LAUNDRY
6'0" x 14'3"

STORAGE

DINING AREA
10'9" x 18'2"

5TH BEDROOM OR
OFFICE
11'10" x 14'8"

GARAGE
21'6" x 22'4"



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Welcome to this updated and immaculate home located in the prestigious James Island. With its prime location and luxurious features, this home offers the epitome of refined living. Boasting 5 bedrooms and 4 full bathrooms, this spacious home is centrally located minutes from the St. Johns Town Center with tons of shopping, dining, entertainment, and social activities.

As you step inside, you are immediately greeted by the timeless charm of this residence. The fifth bedroom has been thoughtfully used as an office, providing a versatile space to suit your individual needs. The layout features a massive bedroom suite upstairs that serves as bedroom and bonus room, while the remaining bedrooms are conveniently located on the main level, ensuring privacy and convenience for everyone.

The heart of this home lies in the elegant kitchen, where culinary enthusiasts will delight in the brand-new Samsung Smart Appliances (10/2023) including refrigerator, oven, stovetop, microwave, and dishwasher. Also installed new hidden hood.

The downstairs living areas are adorned with beautiful engineered-wood floors providing a warm and inviting ambiance. The primary bedroom offers a tranquil retreat, complete with wood flooring and picturesque lake views. Imagine waking up to magnificent lake to preserve views as you start your day.

The allure of this residence extends beyond its interiors. With a large backyard overlooking a serene lake to natural preserve, you can relax and enjoy the calming outdoor space, perfect for hosting gatherings or unwinding in the Florida sunshine.

Living in James Island comes with a wealth of amenities, including staffed security for peace of mind. Sports enthusiasts will appreciate the pool, large soccer field, basketball court, multiple tennis courts. Families and kids will enjoy a fun playground and clubhouse amenities.

Immerse yourself in the convenient lifestyle and community that James Island provides. See full video walkthrough.

Don't miss this incredible opportunity to call this impeccable residence your own. Experience luxury, comfort, and a vibrant community in this exceptional home.

Features:

- **Heavenly private lake to preserve views.**
- Large backyard, home near cut-de-sac
- 5 Bedrooms or 4 bedrooms with a large office, 4 full baths
- Upstairs Bedroom is a massive guest suite serves as bedroom, media room, and bonus room.
- One bedroom/bonus room suite upstairs, the rest are downstairs.
- Elegant large kitchen **with solid surface countertops**
- Large laundry room with sink and Samsung Washer & Dryer
- Water softener

Updates Include:

- **Complete Exterior Paint - 10/2023**
- Brand new (10/2023) Samsung Smart Appliances (French Door Refrigerator, Oven, Stovetop, Microwave, Dishwasher), and brand-new hood
- Wood floor throughout the home except wet areas - 2018.
- Custom walk-in closets
- Most windows were replaced in 2016 and 2018, some windows replaced 2023.
- Replaced light fixtures in living, dining, breakfast, and others 2023.
- Smart Irrigation system

James Island Location & Amenities



- Gated Community with security guards, pool, gym, tennis courts, soccer, basketball court, and playground
- Elegant clubhouse and outdoor amenities
- spectacular lake views and walking trails throughout the community
- Central location minutes from SR202 (JTB) and I-295
- 1 to 2 miles to the St. Johns Town Center, Costco, and ample shopping, restaurants, entertainment, and activities
- 10 Miles to the Jacksonville and Ponte Vedra Beaches
- 10 to 15 Minutes to Mayo Clinic
- 6 to 8 Minutes to JTB / I-95 Junction
- 15 to 18 Minutes to Downtown Jacksonville
- \$425 per quarter homeowners' association fee

James Island

Welcome to the vibrant community of James Island, nestled in the heart of Jacksonville, FL. This prestigious neighborhood offers an array of amenities and features, ensuring a comfortable and engaging living experience for all residents. Enjoy staffed security, providing peace of mind and a sense of safety. Stay active and entertained with the community's expansive pool, large soccer field, basketball court, and multiple tennis courts, perfect for sports enthusiasts of all ages. Delight in the well-maintained playground and clubhouse amenities, catering to families and offering endless fun for children. Immerse yourself in the serene natural beauty of the area, with picturesque lake views and access to a tranquil natural preserve, creating the perfect setting for relaxation and outdoor gatherings. Take advantage of the prime location, only minutes away from the renowned St. Johns Town Center, which offers an abundance of shopping, dining, entertainment, and social activities. Experience the convenience, luxury, and strong sense of community that James Island has to offer, making it an ideal place to call home.

Staffed security gate!



