



WELCOME TO JULINGTON LAKES

Life Flows Beautifully Here

Julington Lakes, where resort living and North Florida nature meet behind the gates of something truly special

Tucked within the rolling terrain of St. Johns County, Julington Lakes is where mornings begin with water views and evenings end at the fire pit on the boardwalk. This is a community designed not just to live in, but to deeply enjoy — a gated sanctuary where Toll Brothers craftsmanship, lakefront beauty, and a genuinely warm neighborhood spirit come together in one remarkable address. Come in. You're going to want to stay.

A Life That Feels Like a Permanent Vacation

Step through the gates of Julington Lakes and something shifts. The pace slows. The air softens. Morning light catches the surface of the lake and the day begins with a view that most people only encounter on getaway weekends. Here, that view is simply home. Whether you're paddling out from The Landing dock on a Saturday morning, catching up with neighbors at the resort-style pool, or winding through lakeside walking paths as the sun dips below the live oaks, this community delivers a quality of daily life that is genuinely difficult to explain until you've lived it.

RESORT LIVING, EVERY SINGLE DAY

The Lakehouse amenity center is the beating heart of Julington Lakes — a resort-caliber gathering place that residents enjoy as freely as their own backyard. A beautifully appointed resort-style pool anchors the space, drawing families on summer afternoons and neighbors to HOA-hosted socials and seasonal celebrations throughout the year. Tennis and pickleball courts fuel a spirited racquet sports culture, with round-robins, beginner clinics, and mini-tournaments drawing players of all skill levels.

PARKS, PRESERVES & THE GREAT FLORIDA OUTDOORS

Beyond the gates, St. Johns County delivers an extraordinary collection of outdoor spaces within easy reach of Julington Lakes. Julington Durbin Creek Nature Preserve along Bartram Park Boulevard winds through pristine Florida landscapes — a favorite for hiking, birdwatching, and quiet morning runs. Losco Regional Park, rated 4.6/5 by nearly 1,900 visitors, offers expansive recreational terrain just minutes away. Alpine Groves Park on State Road 13 earns a remarkable 4.8/5 from over 734 visitors, with shaded riverfront picnic grounds that feel miles from everyday life.

THE LANDING: WHERE THE LAKE BECOMES YOUR LIVING ROOM

There is no better illustration of what makes Julington Lakes extraordinary than The Landing open-air pavilion on Lake Julington. A 110-foot boardwalk extends out over the water, leading to a dock where canoes and kayaks launch on lazy afternoons. As evening falls, the lakeside fire pit and wood-burning fireplace draw neighbors together for the kind of unhurried conversation that's become increasingly rare.

A NEIGHBORHOOD THAT KNOWS YOUR NAME

What residents of Julington Lakes consistently describe is not just a beautiful community — it's a neighborhood where people genuinely connect. The HOA, managed by May Management, orchestrates a full calendar of community traditions: poolside socials, holiday celebrations at the clubhouse, and seasonal gatherings that turn neighbors into friends. Children grow up together, exploring the lakeside paths and spotting turtles along the shoreline. Morning walkers exchange greetings over coffee with lake views.

NEIGHBORHOOD SPOTLIGHT

The Landing pavilion on Lake Julington is the kind of amenity that buyers discover and quietly decide the whole decision for them — a 110-foot boardwalk stretching to a private dock, a crackling fire pit on cool Florida evenings, and nothing but still water and open sky ahead. It transforms ordinary weekday evenings into something genuinely memorable, and it's exclusively yours as a Julington Lakes resident.

"Residents describe The Lakehouse as a private-club experience embedded in their own backyard."

Rooted in One of Florida's Most Desirable Communities

Great lifestyle requires great infrastructure — and Julington Lakes delivers both with equal elegance. From one of Florida's highest-performing school districts to quick, low-stress commutes into Jacksonville and beyond, the practical side of life here is as well-designed as the community itself. With a median household income of \$144K and 89% homeownership, this is a community of people who have made a deliberate, deeply considered choice to put down roots in something exceptional.

A HOUSING MARKET BUILT ON LASTING VALUE

Julington Lakes is anchored by Toll Brothers — one of the nation's most respected luxury homebuilders — whose award-winning homes in this community range from approximately \$773,900 to \$1.4M, with a median listing price around \$974,900. Spacious 4–5 bedroom floor plans feature tile roofs, stone and stucco exteriors, extended front porches, three-car garages, and rear lanais designed to capture lake and preserve views. With a median sale price of \$635K across the broader 32259 market and homes averaging \$249 per square foot, the area represents compelling value for the level of quality, setting, and community infrastructure on offer.

EDUCATION THAT SETS THE STANDARD

St. Johns County School District is widely regarded as one of Florida's finest, and children in Julington Lakes are positioned to benefit from its very best. Freedom Crossing Academy (PK–8) earns a perfect 10/10 on GreatSchools, while Creekside High School holds a stellar 9/10 and is celebrated for advanced coursework and exceptional extracurriculars. Julington Creek Elementary earns an A from Niche, with 82% of students scoring at or above proficiency in math and reading — well above state and national averages.

GETTING AROUND: EASY CONNECTIONS TO THE FIRST COAST

One of the quiet advantages of life in Julington Lakes is how effortlessly it connects to the broader Jacksonville metropolitan area. State Road 13 runs north directly toward San Jose Boulevard and Jacksonville's Southside employment and retail corridors. Interstate 295 and Florida 9B provide fast access to downtown Jacksonville, the St. Johns Town Center area, and major employment centers across Northeast Florida. Race Track Road and Longleaf Pine Parkway smooth the path to local commercial centers and onward to regional highways. Jacksonville's average commute clocks in at just 24.6 minutes — well below the national average of 26.

COMMERCE, EMPLOYMENT & EVERYDAY CONVENIENCE

With 1,401 local business establishments serving the community, Julington Lakes residents enjoy a surprisingly complete retail and service ecosystem close to home. Julington Village at 450 State Road 13 North functions as the neighborhood's primary commercial hub — a grocery-anchored center rated 4.5/5 by over 1,242 visitors, housing restaurants, retail, and professional services. The St. Johns County School District also serves as a significant local employer, with staff positions in teaching, administration, and support.

"Jacksonville's average commute is just 24.6 minutes — well below the national average, and even shorter from Julington Lakes."

89%

HOMEOWNERSHIP RATE

COUNTY	ZIP CODES
St. Johns	32259

NEARBY CITIES

Jacksonville (20 min drive) | St. Augustine (30 min drive) | Ponte Vedra Beach (25 min drive)

CLIMATE

Subtropical North Florida — warm year-round, ~148 sunny days/year

MEDIAN SALE PRICE

\$635K

MEDIAN HOME VALUE

\$481K

MEDIAN RENT

\$3K/mo

PRICE PER SQFT

\$249/sqft

DAYS ON MARKET

59 days

MEDIAN HOUSEHOLD INCOME

\$144K

HOMEOWNERSHIP RATE

89.0%

5-YEAR POPULATION GROWTH

Strong growth corridor in St. Johns County

Good Food, Great Company, Right Around the Corner

Pull up a chair at Boathouse Julington Creek and watch the afternoon light play on the water. Walk a few steps to Bella Vista for the kind of Italian dinner that makes you forget to check your phone. Head to Bartram Oaks Walk on a Friday evening and find the neighborhood has come alive — craft beer pouring at 2nd Bay Brewing Co., live music drifting from Iggy's, neighbors lingering on patios long after the sun has gone down. The dining and entertainment scene surrounding Julington Lakes is exactly what you want in a community: genuine, varied, and close enough to enjoy on a weeknight.

LOCAL FLAVOR WORTH THE DRIVE — OR THE WALK

The culinary landscape around Julington Lakes rewards exploration at every price point. Bella Vista Italian Restaurant in Fruit Cove earns a remarkable 4.7/5 from over 1,200 guests at 540 State Road 13 North — authentic, warmly lit, and the kind of neighborhood Italian that becomes a regular ritual. Boathouse Julington Creek at 112 Bartram Oaks Walk delivers waterfront dining with fresh seafood and a welcoming atmosphere, rated 4.6/5 by over 1,400 diners. Island Wing Company at Bartram Market is one of the area's most popular casual destinations, rated 4.6/5 by over 3,600 guests.

SHOP, EXPLORE & STOCK UP

Julington Lakes residents enjoy a layered retail ecosystem that handles everyday essentials and weekend leisure shopping with equal ease. Julington Village at 450 State Road 13 North sits in the community's immediate backyard — grocery-anchored and rated 4.5/5 by over 1,242 visitors for restaurants, retail, and professional services. Durbin Pavilion at 480 Durbin Pavilion Drive is one of the area's premier shopping centers, rated 4.6/5 by over 2,036 shoppers. Shoppes at Bartram Park near Old Saint Augustine Road earns a 4.5/5 from an impressive 3,455 visitors, providing one-stop household essentials. And for a true retail destination day, St.

RAISE A GLASS

The craft beverage culture around Julington Lakes has arrived and it's earning rave reviews. At 108 Bartram Oaks Walk, 2nd Bay Brewing Co. has quickly become a beloved community gathering place — locally brewed selections, a relaxed open-air atmosphere, and an outstanding 4.8/5 rating from 115 guests make it the kind of spot where an hour easily turns into three. Down the row, Iggy's Grill and Bar at 104 Bartram Oaks Walk pairs live music with a lively bar atmosphere and has accumulated over 1,300 reviews as one of the most active entertainment venues close to home.

OUT & ABOUT

Life beyond the dinner table is equally well served. Bravoz Entertainment Center on Old Saint Augustine Road bundles bowling, dining, and entertainment under one roof, earning a 4.3/5 from over 2,174 visitors and serving as the go-to destination for family nights out and group celebrations. Bartram Market, with its well-curated mix of shops and services rated 4.7/5 by neighborhood shoppers, adds another layer of community-centered commerce.

Where Great Schools Are Part of the Address

In Julington Lakes, the school year begins before the first bell rings — it starts the moment families discover that three of Florida's top twenty schools are right here in St. Johns County. Morning drop-offs feel different when the campus is one you chose on purpose. From the earliest preschool years through high school graduation, the educational landscape surrounding this community is one of the most compelling lifestyle advantages a Florida address can offer.

ST. JOHNS COUNTY SCHOOL DISTRICT

Few school districts in Florida command the reputation of St. Johns County. Consistently recognized at the state level, the district places three schools in Florida's top 20 and five in the top 50 — a distinction that families relocating from across the country cite again and again as their reason for choosing 32259. The district's commitment to academic rigor, teacher quality, and student enrichment creates a culture of achievement that permeates daily life in Julington Lakes.

YOUTH SPORTS & ACTIVITIES

Active families in Julington Lakes will find an equally impressive lineup of youth sports and enrichment programs just outside the gates. The Bartram Trails Athletic Association — the BTAA Bears — brings community identity and organized competition to young football players at 21 Sequoia Creek Trail. i9 Sports Jacksonville South and St. Johns (rated 4.7/5) offers structured multi-sport leagues in a positive, skill-building environment. The Creeks Athletic Association provides additional team sports close to home. For younger children, The Little Gym of Fruit Cove (rated 4.

TOP SCHOOLS IN THE COMMUNITY

Freedom Crossing Academy (PK–8) anchors the educational experience for many Julington Lakes households, earning a perfect 10/10 on GreatSchools and celebrated for its strong academics and enrichment programming. Creekside High School (9–12), rated 9/10, is consistently recognized as one of Florida's finest, offering advanced coursework and a broad extracurricular portfolio. Julington Creek Elementary (PK, K–5) earns a Niche A grade and an 8/10 from GreatSchools, with 82% of students at or above proficiency in math and reading.

FAMILY LIFE IN JULINGTON LAKES

Beyond the classroom and the playing field, family life in Julington Lakes unfolds at a beautifully unhurried pace. Childcare options are plentiful and highly rated — The Goddard School (4.8/5), Lil' Voyagers Academy (4.8/5), and Bartram Academy (4.8/5) all serve the community with research-based curriculum and warmly reviewed care. For school-age enrichment, Tutoring Club St. Johns (4.9/5) and Mathnasium (5/5) provide personalized academic support that complements the district's already high standards.

PK–8

Freedom Crossing Academy · 10/10 GreatSchools

9–12

Creekside High School · 9/10 GreatSchools

PK, K–5

Julington Creek Elementary School · 8/10 GreatSchools

School attendance boundaries and zoning are subject to change. Verify directly with the school district before making decisions based on school assignment.

3 of the Top 20 ST. JOHNS COUNTY SCHOOLS RANKED IN FLORIDA'S TOP 20

"In St. Johns County, the school district isn't a checkbox — it's one of the community's greatest lifestyle amenities."



\$1,070,000

128 Lakeview Pass Way
4 BD · 4 BA · 3683 SF

Lakeside Luxury Where Every Detail Rewards the Eye

Set within the gates of one of St. Johns County's most celebrated master-planned communities, 128 Lakeview Pass Way places you inside a neighborhood where resort-style living and genuine neighborhood warmth coexist beautifully. Julington Lakes was built for exactly this kind of home — generous, thoughtfully designed, and positioned to let North Florida's natural beauty come to you. This is the kind of address that makes the decision feel inevitable.

"Where lakefront serenity and resort-style community life meet at a single, perfect address."

SPACE TO LIVE FULLY

At 3,683 square feet across four bedrooms and four baths, this home offers room for every chapter of life — morning routines that don't feel rushed, dinner parties that spill naturally from kitchen to lanai, and guest quarters that make hosting feel effortless. The floor plan breathes with the easy generosity that defines Toll Brothers' signature approach to luxury residential design in the Florida market.

THE ADDRESS THAT DOES THE WORK

Lakeview Pass Way is more than a street name — it's a promise. Situated inside Julington Lakes' staffed gated entry, with The Lakehouse amenity center, The Landing boardwalk on Lake Julington, and resort-style pool all just steps away, this home places its owners at the center of one of Northeast Florida's most enviable community lifestyles. The HOA calendar, the lakeside fire pit, the pickleball courts — all of it is yours.

A COMMUNITY WORTH COMING HOME TO

Beyond the property lines, the schools that anchor this zip code — Freedom Crossing Academy, Creekside High, Julington Creek Elementary — represent a caliber of education that many buyers search years to find. Add the morning ritual at Pour Mike's Coffee House, weekend paddles from the community kayak dock, and the quiet of a lakeside evening walk, and the picture of daily life here becomes remarkably clear. This is not just a house. It is a life, fully formed.

Your Next Chapter Starts Here — Let's Write It Together

You've seen what makes Julington Lakes exceptional — the schools, the lakefront lifestyle, the community warmth, the address that simply delivers. Now the question is: what does your life here look like? Kendra Rogers is ready to help you find out. Whether you're buying your first home in this community or making a move up, having the right guide makes every step feel exactly like it should — like coming home.

WHY WORK WITH KENDRA

Kendra Rogers brings something to every client relationship that goes beyond market knowledge: genuine care for where you land. In a community like Julington Lakes, where the lifestyle is as specific and intentional as the homes themselves, working with an agent who truly knows the neighborhood makes an extraordinary difference. Kendra understands the nuances of this market — which lots capture the best lake views, how the HOA calendar shapes daily life, where the newest resale inventory sits relative to the area's broader pricing story.

YOUR NEXT CHAPTER

Imagine beginning a Tuesday with coffee from Pour Mike's Coffee House on County Road 210, the morning light spilling across the lake outside your lanai windows. Your children are enrolled at Freedom Crossing Academy — a 10/10 school — and their school day ends with a bike ride home through the gates of a neighborhood that feels genuinely, quietly extraordinary. Evenings drift toward The Landing, the fire pit glowing against the Florida sky, neighbors you actually know gathered around it. Weekends bring kayaks on Lake Julington, farmers market runs, and the reassuring rhythm of a life you built on purpose.

"The right neighborhood doesn't just change your address — it changes how you spend your days."



Kendra Rogers

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Let's Find Your Perfect Home! Reach out to Kendra Rogers today — your Julington Lakes story is ready to begin.

Round Table Realty operates on a single-agency model — meaning they represent only you, never both buyer and seller in the same transaction, so your interests are always the sole priority. Their in-house escrow protection adds an additional layer of security and peace of mind from contract to close.

