

ST JOHNS COUNTY

Julington Creek Plantation

The Community You've Been Looking For

Just imagine stepping out your front door into a world where championship golf meets waterslide adventures, where nature trails wind through mature live oaks, and where your family's next favorite memory is always just around the corner. Welcome to Julington Creek Plantation — where 5,800 families have discovered that home isn't just where you live, it's how you live.



— LIFESTYLE & CULTURE

Resort Living, Community Heart

The morning sun filters through ancient live oaks as families gather at the aquatic centers, children's laughter echoing across resort-style pools while parents sip coffee at the waterside café. This is daily life in Julington Creek Plantation—where every amenity feels like a vacation.

Two Aquatic Paradises

Your family will discover not one, but two stunning aquatic destinations within the community. The brand new Tide Club Aquatic Center feels like stepping into a luxury resort, complete with three pools, dual waterslides with a towering slide complex, and the sophisticated Tide & Tonic Restaurant for poolside dining. Meanwhile, the beloved original aquatic complex offers its own charm with a zero-entry family pool, kiddie waterslide, and lush tropical landscaping. Between splash grounds, children's playgrounds, and shaded lounge areas, summer days here stretch endlessly under the Florida sun.

Parks That Feel Like Home

Weekend adventures unfold just beyond your doorstep at exceptional community parks. The expansive 21-acre Julington Creek Plantation Park serves as the neighborhood's backyard, with multiple sports fields and gathering spaces where families host birthday parties and community events. Veterans Park, beloved by over 1,125 families, offers endless room for youth sports and weekend picnics, while neighborhood gems like Aberdeen Park provide peaceful retreats for quiet afternoons and dog walks through well-maintained green spaces.

Active Adventures Await

Beyond the pools, the community pulses with recreational energy. The comprehensive recreation center houses a full gym with fitness classes, while outside, basketball courts host pickup games and the popular skate park draws young athletes. Nature walking paths wind through preserved areas where mature oaks create cool canopies for morning jogs or evening strolls. At Julington Creek Golf Club, the 18-hole championship course provides both recreation and scenic beauty, with fairways rolling beneath Spanish moss and ancient trees.

Established Character

What makes this community special isn't just the amenities—it's the character that comes with nearly three decades of thoughtful development. Among approximately 5,800 homes, you'll find established neighborhoods where mature landscaping creates natural beauty and neighbors become lifelong friends. Clean, well-maintained community spaces reflect the pride of residents who've chosen to invest in long-term value and quality of life, creating an environment where children grow up knowing their neighbors and playing in streets lined with heritage oaks.

NEIGHBORHOOD SPOTLIGHT

Magnolia Preserve offers the rare opportunity to build new within this established community, where ICI Homes crafts luxury estate residences behind private gates. It's the perfect blend of contemporary elegance and time-tested community character.



— PRACTICAL LIVING

Smart Investment, Smarter Living

Beyond the resort amenities lies a community that makes perfect financial and practical sense, where established value meets modern convenience in one of St. Johns County's most desirable locations.

Established Value

The numbers tell a compelling story of community stability and growth. With a median household income of \$144K and an impressive 89% homeownership rate, Julington Creek Plantation attracts families who invest in long-term value. Home values have remained strong with a current median of \$481K, while new sales average \$641K—reflecting both the community's desirability and the premium placed on established amenities. At \$250 per square foot and homes selling within 61 days on average, the market here moves with confidence and purpose.

Education Excellence

Families are drawn to the area's strong educational foundation, with quality options including Durbin Creek Elementary and Julington Creek Elementary for primary education, plus Fruit Cove Middle School serving the community. Early childhood education thrives here too, with highly-rated facilities like The Goddard School of Saint Johns earning a 4.8/5 rating and Lil' Voyagers Academy achieving an exceptional 4.9/5 rating. These educational anchors, combined with the community's family-focused amenities, create an environment where children flourish academically and socially.

Strategic Location

Positioned perfectly in St. Johns County, the community offers the best of both worlds: peaceful suburban living with convenient access to major employment centers. Jacksonville's downtown and Southside business districts are typically 20-45 minutes away, making commutes manageable for working families. The location provides easy access to Interstate 295, while Ponte Vedra Beach lies just seven minutes away for weekend ocean escapes. St. Augustine's historic charm is a mere 15-minute drive, perfect for family day trips and cultural exploration.

Community Character

The demographics paint a picture of a vibrant, educated community where families put down roots. With 53.7% of residents holding college degrees and a median age of 39.1 years, this is a place where young professionals and growing families find their perfect match. The community of nearly 70,000 residents supports over 1,400 local businesses, creating a thriving local economy where everything from coffee shops to specialty services are just around the corner. It's the kind of place where neighbors know each other's names and children ride bikes to friends' houses.

5,800 established homes COMMUNITY INVESTMENT

COUNTY

St. Johns

ZIP CODES

32259

NEARBY CITIES

Jacksonville (20 min drive) | St. Augustine (15 min drive) | Ponte Vedra Beach (7 min drive)



DINING & ENTERTAINMENT

Flavors Worth Coming Home To

The aroma of wood-fired pizza drifts from Serafina's as families claim tables on sun-dappled patios. Fresh catches glisten at the Julington Creek Fish Camp while couples toast the evening at 2nd Bay Brewing. This is a community that takes its dining seriously—and makes every meal an occasion.

Local Flavor

Your family's new favorite restaurants are waiting to be discovered just minutes from home. Serafina's Pizzeria has earned legendary status with 4.8 stars from over 1,700 diners, serving authentic Italian fare that draws families back week after week. The beloved Julington Creek Fish Camp, rated 4.6 stars by more than 4,400 guests, offers fresh seafood and waterfront dining that defines local flavor. For elevated experiences, Bella Vista Italian Restaurant delivers 4.7-star fine dining, while the scenic Boathouse Julington Creek combines fresh catches with stunning water views. Even breakfast becomes special at Maple Street Biscuit Company, where southern comfort meets modern café culture.

Shop & Explore

Daily life becomes effortless with exceptional shopping destinations right in your neighborhood. Julington Village serves as the community's main hub, anchored by Publix and featuring diverse retail options that earn 4.5 stars from over 1,200 shoppers. The Shops at Julington Creek and Plantation Plaza provide additional convenience, ensuring everything from groceries to specialty services is within reach. For morning rituals, Brass Tacks Coffee Co. has become a beloved gathering place with 4.5 stars, while Parlor Doughnuts brings artisan treats and exceptional coffee rated 4.7 stars by discerning locals.

Raise a Glass

The craft beverage scene here reflects the community's appreciation for quality and gathering. 2nd Bay Brewing Co. has become the neighborhood's living room, earning 4.8 stars as a place where neighbors become friends over locally-crafted beers and live music. The brewery's warm atmosphere perfectly captures the community spirit that makes Julington Creek special. Meanwhile, the brand-new Tide & Tonic Restaurant at the aquatic center offers sophisticated poolside dining, creating a resort-style atmosphere where parents can enjoy cocktails while children play in the splash grounds just steps away.

Community Connections

What sets dining and entertainment here apart isn't just quality—it's the sense of belonging that comes with every meal and gathering. These establishments have become extensions of the community itself, places where children's sports teams celebrate victories, where neighbors catch up over coffee, and where families mark special occasions. From casual weeknight pizzas at Miei Amici to celebratory dinners at waterfront venues, every restaurant feels like part of the extended neighborhood, creating the kind of local culture that makes a house feel like home.



JEN CROXTON'S PICKS

Jennifer Croxton has her finger on the pulse of the local dining scene, with favorites including the beloved Moon Dog Pie House for unique treats, Serafina's NY Pizzeria for family dinners, and the iconic Julington Creek Fishcamp for fresh seafood with a view. For convenient shopping and everyday needs, she recommends Durbin Pavillion Shopping Center, while nature lovers shouldn't miss the



— EDUCATION & FAMILY

Where Young Minds Flourish and Families Thrive

The morning school bell rings across Julington Creek Plantation as children walk to class beneath towering live oaks, their backpacks bouncing with excitement for another day of learning. This master-planned community has woven exceptional education into the very fabric of family life.

Educational Excellence

Families discover quality educational options right at their doorstep, from highly-rated elementary schools to comprehensive middle school programs. Durbin Creek Elementary and Julington Creek Elementary provide excellent primary education in modern facilities, while Fruit Cove Middle School offers comprehensive academic programs for growing adolescents. The convenient locations along Race Track Road mean morning drop-offs are just minutes from home, allowing families more time together and less time in traffic.

Active Kids, Growing Strong

Young athletes and active children find their passion at facilities like The Little Gym of Fruit Cove, which earns exceptional 4.9-star ratings from over 60 families for gymnastics and movement programs. St Johns Volleyball Club's Fruit Cove location provides competitive and recreational training for aspiring athletes. The community's multiple sports fields, basketball courts, and skate park create countless opportunities for kids to stay active, build confidence, and discover new interests right in their own neighborhood.

Early Childhood Excellence

The foundation years receive special attention with exceptional early childhood programs throughout the community. The Goddard School of Saint Johns earns glowing 4.8-star reviews from nearly 100 families for its quality preschool programs, while Lil' Voyagers Academy achieves an outstanding 4.9-star rating from over 120 families. Guardian Montessori Academy offers individualized learning approaches, creating nurturing environments where each child's unique potential can bloom in these crucial developmental years.

Family Life in Full Bloom

Childcare solutions integrate seamlessly into busy family schedules with top-rated providers like O2B Kids Durbin Creek and Fruit Cove KinderCare, both earning 4.8-star ratings from local families. Community programming brings neighbors together through Food Truck Fridays, family music bingo, and seasonal celebrations that create lasting memories and friendships. With nature walking paths connecting neighborhoods and the brand new resort-style aquatic center featuring a children's splash ground and playground, every day offers new adventures for growing families.

SCHOOLS SPOTLIGHT

The Goddard School of Saint Johns

Pre-K · 4.8/5

Durbin Creek Elementary School

K-5

Lil' Voyagers Academy

Pre-K · 4.9/5



— OUTDOOR & ACTIVE LIVING

Where Adventure Lives Just Outside Your Door

The morning sun filters through the canopy at Julington Durbin Creek Nature Preserve as early joggers disappear down winding trails, while across the community, the first golfers of the day tee off under Florida's endless blue sky. This is outdoor living at its finest.

Into the Wild

Nature enthusiasts discover pristine wilderness at the outstanding Julington Durbin Creek Nature Preserve, where 4.6-star ratings from over 800 visitors speak to its exceptional trails and wildlife viewing opportunities. The innovative Treehouse Trails offer a unique 5-star rated experience with elevated walkways through the forest canopy, creating an immersive adventure for hikers of all ages. Freedom Park provides additional green space with its impressive 4.9-star rating, while the extensive network of community nature walking paths connects neighborhoods through scenic, well-maintained routes perfect for daily exploration.

Water Adventures

Julington Creek provides scenic waterfront access through Julington lakes Landing, where 4.3-star ratings from visitors highlight excellent fishing and peaceful water activities along the meandering creek. The natural waterway creates opportunities for kayaking, fishing, and waterfront exploration, while the community's two resort-style aquatic centers offer pools, slides, and water play closer to home. The brand new aquatic facility features an impressive slide tower and multiple pools that feel like a private resort, perfect for cooling off after a day exploring the great outdoors.

On the Course

Golf enthusiasts enjoy convenient access to the Julington Creek Golf Club, an 18-hole championship course that serves as a centerpiece recreational amenity right within the community. The course provides year-round playability in Florida's subtropical climate, offering both recreational rounds and opportunities to improve your game without leaving the plantation. With average summer highs of 88°F and comfortable winter lows of 52°F, plus around 148 sunny days annually, the weather invites golfers to perfect their swing in nearly ideal conditions throughout the year.

Active Community Life

Recreation opportunities abound with the comprehensive Community Development District recreation center, which earns 4.6-star ratings from nearly 400 residents for its full gym, fitness classes, and programming. Basketball courts and a skate park provide venues for friendly competition, while Veterans Park's 4.6-star rated facilities serve over 1,125 visitors with diverse sports fields and open spaces. The 21-acre Julington Creek Plantation Park offers multiple sports fields and gathering spaces, creating a central hub where neighbors become friends through shared activities and community events.

NATURE PRESERVES

Julington Durbin Creek

GOLF COURSES

18-hole Championship

AQUATIC CENTERS

Two Resort-Style Facilities

COMMUNITY PARKS

Veterans & Freedom Parks

SPORTS FACILITIES

Basketball Courts & Skate Park

TRAIL SYSTEMS

Treehouse Trails & Preserve Paths

4.6/5 Stars NATURE PRESERVE VISITOR RATING



PET-FRIENDLY LIVING

Where Every Walk is an Adventure for Four-Legged Family

Tails wag with anticipation at Veterans Park Dog Park as morning regulars gather for their daily social hour, while nearby, a golden retriever discovers new scents along the elevated Treehouse Trails. This community truly understands that pets are family.

Off-Leash Paradise

Dogs run free at the excellent Veterans Park Dog Park, where 4.5-star ratings from over 230 dog owners highlight well-maintained grounds with separate areas for different sized dogs. This popular facility provides safe socialization opportunities where pets can exercise, play, and make friends while their humans connect with fellow dog lovers. The spacious, fenced environment gives both pets and owners peace of mind, with thoughtful amenities that show how much this community values its four-legged residents and their well-being.

Community Spaces for Every Pet

Veterans Park's expansive 4.6-star rated facilities welcome leashed pets across its diverse recreational areas, providing excellent space for exercise and family time with over 1,100 visitors enjoying the pet-friendly environment. Aberdeen Park offers convenient neighborhood recreation with its 4.5-star rating from 150 visitors, creating quality pet-friendly spaces close to home. These well-maintained parks understand that pets need variety in their exercise routines, offering different environments where dogs can explore, socialize, and stay active throughout the week.

Trails Built for Exploration

Adventure awaits on the unique Treehouse Trails, where perfect 5-star ratings from visitors celebrate elevated walkways that offer dogs and their owners an immersive forest experience unlike anywhere else. The outstanding Julington Durbin Creek Nature Preserve welcomes leashed pets on well-maintained trails, earning 4.6-star ratings from over 800 visitors for its pristine hiking opportunities. The extensive network of community nature walking paths provides safe, scenic routes for daily dog walks right from your front door, connecting neighborhoods through beautifully maintained corridors perfect for morning and evening strolls.

Pet-Centered Community Culture

The community's extensive network of walking paths creates a culture where dog walking becomes neighborhood socializing, fostering connections between pet owners who share the same commitment to active, healthy lifestyles for their companions. Regular community events and programming welcome well-behaved pets, understanding that family gatherings should include all family members. The thoughtful design of recreational spaces, from the dedicated dog park to pet-friendly trail systems, demonstrates how Julington Creek Plantation has intentionally created an environment where pets and their families can thrive together in this master-planned community setting.

OFF-LEASH DOG PARK
Veterans Park

PET-FRIENDLY TRAILS
Treehouse Trails & Preserve

COMMUNITY WALKING PATHS
Extensive Network

PET-FRIENDLY PARKS
Veterans & Aberdeen

NATURE PRESERVE ACCESS
Julington Durbin Creek

DOG PARK RATING
4.5/5 Stars

4.5/5 Stars DOG PARK VISITOR RATING



— YOUR NEXT STEP

Your Next Chapter Begins Here

After exploring everything Julington Creek Plantation has to offer — from championship golf to pristine nature preserves — you're ready to discover what it means to truly call this master-planned community home.

Why Work With Us

Jennifer Croxton brings intimate knowledge of Julington Creek Plantation's neighborhoods, from the established charm of the original community to the luxury offerings at Magnolia Preserve. Her favorite local spots include Moon Dog Pie House and Julington Creek Fishcamp, reflecting the same appreciation for community character that she helps her clients discover. Jennifer understands that finding the right home means finding the right neighborhood fit — whether you're drawn to the golf course lifestyle, the nature preserve access, or the resort-style aquatic amenities. Her expertise in this master-planned community ensures you'll discover not just a house, but a lifestyle that matches your family's dreams and daily rhythms.

Your Next Chapter

Picture weekend mornings at the brand new aquatic center with restaurant dining, watching your children splash in the dedicated kids' area while you relax poolside. Imagine evening walks along nature paths that connect your neighborhood to pristine preserves, or impromptu dinners at Serafina's NY Pizzeria after your child's basketball game. With median home values at \$481K and a thriving community of 69,866 residents, Julington Creek Plantation offers the established amenities and natural beauty that make every day feel like a vacation close to home.

"Home isn't just where your story begins — it's where every chapter gets better"



Jen Croxton

(904) 881-6794

Jen@RoundTableRealty.com

Ready to explore what life in Julington Creek Plantation could look like for your family? Let's start the conversation.