



PONTE VEDRA

Welcome to Nocatee

Florida's award-winning master-planned community

Step into a world where every day feels like a permanent vacation. Nocatee isn't just a place to live — it's a lifestyle destination where resort-style amenities, top-rated schools, and endless recreation create the perfect backdrop for modern family life.



LIFESTYLE & CULTURE

Life at Resort Pace

The morning sun filters through oak canopies as families emerge onto tree-lined trails, golf carts gliding silently toward amenities that most people only experience on vacation. This is Nocatee – where the boundary between home and retreat dissolves into everyday luxury.

NATURAL ESCAPES

The 245-acre Nocatee Preserve beckons with scenic trails winding through native Florida landscapes, connecting your front door to tranquil oak hammocks and pristine wetlands. Twenty Mile Park, rated 4.8 out of 5 by visitors, offers premium outdoor recreation where families gather under towering pines for picnics and play.

VIBRANT COMMUNITY SPIRIT

Nocatee Station Field pulses with energy as the community's central gathering place, hosting everything from seasonal festivals to summer luaus at the waterpark. The annual Roscolusa Songwriters Festival fills April evenings with live music under the stars, while Fall Festival Farmers Markets bring neighbors together in celebration. Wine tastings, themed parties, and family festivals create a calendar that rivals any resort destination.

RESORT-STYLE AMENITIES

Nocatee Splash Park transforms ordinary summer days into aquatic adventures with its resort-style spray parks and family-friendly water features. The Coastal Oaks Residents' Clubhouse, rated 4.8 out of 5, serves as your private retreat with premium social spaces and exclusive amenities. Whether it's the Anastasia Club or Canopy Club for active adults, each facility delivers the kind of luxury typically reserved for destination resorts.

ARCHITECTURAL ELEGANCE

From coastal modern elegance in Coastal Oaks to Mediterranean grandeur throughout the master plan, Nocatee's diverse neighborhoods offer homes ranging from the \$400s to \$2 million. Each street tells a story of thoughtful design, where coastal, Mediterranean, and modern architectural styles create visual harmony across rolling landscapes.

NEIGHBORHOOD SPOTLIGHT

Coastal Oaks epitomizes the Florida dream with its sophisticated coastal modern homes and laid-back elegance. Here, casual refinement meets the subtropical lifestyle in a neighborhood that perfectly captures Nocatee's resort-inspired living.

"This is where nature and luxury converge into everyday life"



PRACTICAL LIVING

Smart Living, Seamless Connections

Behind Nocatee's resort atmosphere lies thoughtful planning that makes daily life effortless. From top-rated schools to strategic location, every detail supports the kind of living that lets families focus on what matters most.

AWARD-WINNING EDUCATION

Your family joins a community where education excellence is the foundation of daily life. Nocatee families benefit from St. Johns County School District, consistently rated as the No. 1 school district in Florida – a distinction that draws thousands of families to Northeast Florida each year. Students attend highly-regarded schools including Valley Ridge Academy and Palm Valley Academy for elementary years, Alice B.

THRIVING MARKET

Nocatee's real estate market reflects the community's enduring appeal, with homes selling at a median price of \$800K. The \$312 per square foot pricing demonstrates strong value retention in one of America's best-selling master-planned communities. With an 82.7% homeownership rate and median household income of \$128K, you're joining a stable community of invested neighbors who've chosen Nocatee for the long term.

STRATEGIC LOCATION

Nocatee's position in St. Johns County places you at the heart of Northeast Florida's most desirable corridor. County Road 210 serves as your direct gateway from I-95, with recent widening projects ensuring smooth access to everywhere you need to go. Ponte Vedra Beach beckons just 5 minutes away for weekend beach days, while St. Augustine's historic charm awaits 20 minutes down the road.

SEASONAL VARIETY IN NORTHEAST FLORIDA

Nocatee's Northeast Florida location provides distinct seasonal variation compared to other regions of the state, with summer highs in the 90s and winter lows averaging 54°F—offering residents genuine seasonal change while maintaining a subtropical climate.

68.5% COLLEGE-EDUCATED RESIDENTS

COUNTY

St. Johns County

ZIP CODES

32081

NEARBY CITIES

Ponte Vedra Beach (5 min drive) | St. Augustine (20 min drive) | Jacksonville (30 min drive)

CLIMATE

Nocatee enjoys a pleasant subtropical climate with average summer highs of 87°F and comfortable winter lows around 54°F.

MEDIAN SALE PRICE

\$800K

MEDIAN HOME VALUE

\$590K

MEDIAN RENT

\$3K/mo

PRICE PER SQFT

\$312/sqft

DAYS ON MARKET

65 days

MEDIAN HOUSEHOLD INCOME

\$128K



DINING & ENTERTAINMENT

Savor Every Moment

The aroma of wood-fired cuisine drifts across Town Center plazas as golden hour light warms outdoor patios. In Nocatee, exceptional dining isn't a special occasion — it's woven into the rhythm of resort-style living.

LOCAL FLAVOR FROM CASUAL TO FINE DINING

Chophouse at Nocatee elevates every evening with its upscale steakhouse atmosphere, earning 4.6 out of 5 stars from 340 diners who appreciate sophisticated cuisine steps from home. Catullo's Italian brings authentic flavors to Town Center with traditional dishes that have earned 4.6-star reviews, while Anejo Cocina Mexicana Nocatee dazzles with vibrant Mexican cuisine rated 4.7 out of 5 by 1,400 diners.

SHOP & EXPLORE

Nocatee Town Center serves as your walkable shopping destination, rated 4.5 out of 5 by over 1,500 visitors who appreciate having premier shops and services within strolling distance. Makk Fashions on Pine Lake Drive offers curated fashion selections for those who value style and quality, while the Town Center's thoughtful mix of boutiques and services means everyday errands become pleasant neighborhood walks. From healthy dining at Salata with its 4.

RAISE A GLASS

Coastal Wine & Tapas transforms ordinary evenings into sophisticated affairs with its elegant wine bar atmosphere, rated 4.7 out of 5 by discerning guests who appreciate curated wine selections and artisanal tapas. The venue's refined ambiance provides the perfect setting for date nights and celebrations, while South Kitchen & Spirits offers craft beverages alongside contemporary American cuisine.

OUT & ABOUT

Ponte Vedra Concert Hall, rated 4.6 out of 5 by 950 reviews, brings world-class entertainment to your backyard with live music performances and cultural events that rival any major city venue. The Roscolusa Songwriters Festival fills April evenings with music under the stars, while Nocatee Station Field hosts seasonal festivals, summer luaus, and community celebrations that create lasting memories.



KIM FELIX'S PICKS

As a foodie, Kim Felix suggests grabbing a table on the patio at Palm Valey Outdoors, watching the boats go by and enjoying the Garlic Shrimp appetizer. Cast iron seared shrimp served with pita.

"From wood-fired steakhouses to authentic Mexican cuisine — all within golf cart distance"



EDUCATION & FAMILY

Raising the Next Generation in Paradise

Morning school drop-off feels different when your children attend Florida's top-rated schools. In Nocatee, educational excellence isn't just a promise – it's a daily reality woven into the fabric of resort-style family living.

ST. JOHNS COUNTY EXCELLENCE

Your family joins an educational legacy at St. Johns County School District, consistently ranked as the No. 1 school district in Florida. This prestigious recognition draws thousands of families to Northeast Florida annually, all seeking the same thing you are – quality education that prepares children for extraordinary futures. The district maintains full accreditation through the Southern Association of Colleges and Schools Council on Accreditation, ensuring every classroom meets rigorous academic standards.

EARLY LEARNING EXCELLENCE

The educational journey begins early with exceptional childcare and preschool options throughout Nocatee. The Learning Experience on Greenleaf Drive earns glowing reviews from 165 families, while The Goddard School of Ponte Vedra-Nocatee on Colonnade Drive maintains a perfect rating from 40 families. Primrose School on Crosswater Parkway and Amazing Explorers Academy on Tavernier Drive both provide nurturing environments where young minds flourish.

SCHOOLS SPOTLIGHT

Valley Ridge Academy

K-5

Allen D. Nease High School

9-12

YOUR SCHOOL COMMUNITY

Nocatee children attend some of the district's most coveted schools, beginning with Valley Ridge Academy and Palm Valley Academy for elementary years – both providing strong academic foundations in nurturing environments. The journey continues at Alice B. Landrum Middle School on Landrum Lane in nearby Ponte Vedra Beach, where students develop critical thinking skills and explore their interests. High school years unfold at either Allen D.

GROWING UP ACTIVE

Summer in Nocatee means adventure at The Link, where children dive into LEGO Robotics, master Coding, fence Olympic-style, explore Culinary arts, and express creativity through Crafts and Arts programs. Both full-day and half-day options accommodate every family's schedule while keeping children engaged and learning. Year-round, families gather at Nocatee Station Field for community events and festivals that strengthen neighborhood bonds.

Alice B. Landrum Middle School

6-8

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

No. 1 in Florida SCHOOL DISTRICT RANKING

"In Florida's #1 school district, education excellence is simply a way of life"



OUTDOOR & ACTIVE LIVING

Your Backyard Is 245 Acres of Pure Florida Adventure

Step outside your front door in Nocatee and the whole community becomes your playground. More than 30 miles of greenway trails curl through oak hammocks and past shimmering community lakes. A mountain bike trail winds through native terrain. Pickleball rallies echo from dedicated courts while tennis players warm up just down the path. From the Nocatee Preserve Trailhead to the off-leash freedom of Davis Park Dog Run, this master-planned community was designed from the ground up so your family can live – loudly, joyfully, and completely – outdoors.

INTO THE PRESERVE

The Nocatee Preserve Trailhead is where weekend adventures truly begin. Rated 4.2/5 by outdoor enthusiasts, this gateway opens into 245 acres of pristine Florida wilderness – native oak hammocks, whispering pine forests, and the kind of untouched natural corridors that make you forget a town center is minutes away. Your family will discover quiet moments on sun-dappled paths where gopher tortoises amble through the brush and osprey circle overhead.

GAME ON: COURTS FOR EVERY PLAYER

The rallies never stop in Nocatee. The community's dedicated Nocatee Pickleball Courts bring residents together for one of the fastest-growing sports in America, while The Pickle Garden at The Yards on Alta Mar Drive offers a second, premium venue rated 4.2/5 – perfect for leagues, casual play, and spontaneous family matches. Tennis enthusiasts head to the Tennis Courts at Nocatee on Nocatee Center Way, rated an impressive 4.8/5, where courts are maintained to a standard that surprises even seasoned players.

PEDAL, ROLL, AND RIDE

Nocatee was engineered for movement. The Nocatee Mountain Bike Trail delivers genuine challenge and excitement for riders of all levels, rated 4.1/5 by 88 dedicated cyclists who come back weekend after weekend for its technical terrain and native Florida scenery. But the story doesn't end there – over 30 miles of Nocatee Greenway Trails lace through every neighborhood, making it effortless to reach Davis Park, Twenty Mile Park, or the Town Center entirely without a car. Families jog at sunrise.

PARKS, PAWS, AND GATHERING PLACES

Davis Park is the kind of community gem that earns its 4.5/5 rating from over 630 visitors the hard way – by being genuinely excellent. Recreational facilities, open green spaces, and the beloved Davis Park Dog Run (rated 4.3/5 by 45 pet owners) make it an anchor for daily life. Twenty Mile Park raises the bar even further, rated 4.8/5 for its beautiful natural settings. And Nocatee Station Field – rated a remarkable 4.

GREENWAY TRAILS
30+ Miles

NATURE PRESERVE
Nocatee Preserve (245 acres)

RACQUET SPORTS
Pickleball & Tennis Courts

MOUNTAIN BIKING
Nocatee Mountain Bike Trail

DOG PARKS
Davis Park Dog Run

30+ MILES OF CONNECTED GREENWAY TRAILS THROUGHOUT NOCATEE

– Nocatee Community Amenities

"In Nocatee, the outdoors isn't something you escape to – it's something you never have to leave."

– Nocatee Community Amenities



PET-FRIENDLY LIVING

Where Every Walk Feels Like an Adventure

Clip the leash, load the golf cart, and head for the trails – in Nocatee, life with a dog isn't a compromise, it's a lifestyle. This master-planned community in St. Johns County was designed with four-legged residents firmly in mind: more than 30 miles of greenway trails wind through oak hammocks and preserved wetlands, dedicated off-leash spaces invite daily romps, and a golf-cart-friendly culture means your pup rides in style to every adventure. Your family will discover that Nocatee doesn't just tolerate dogs – it celebrates them.

OFF-LEASH & OPEN SPACES

The Davis Park Dog Run is Nocatee's dedicated off-leash haven – a well-maintained, purpose-built space rated 4.3/5 by 45 dog-owning residents who know exactly what makes a great dog park. Here, leashes come off and tails go up. Beyond the dedicated run, Davis Park itself earns a remarkable 4.5/5 from over 630 visitors, offering expansive open areas where leashed pups can stretch their legs alongside the whole family. Twenty Mile Park raises the bar even higher, pulling a 4.

THE GOLF CART LIFE — PETS INCLUDED

One of Nocatee's most charming daily rituals is the golf cart commute – and pets are enthusiastic co-pilots. The community's golf cart-friendly design means your dog doesn't have to miss a thing: morning market runs, afternoon park visits, and evening neighborhood cruises all happen with four paws on the seat beside you. This isn't just convenient – it's a genuine quality-of-life upgrade that sets Nocatee apart from ordinary suburbs.

TRAILS BUILT FOR PAWS

Morning fog still clings to the oak hammocks when the earliest walkers hit the Nocatee Preserve Trail System – dogs pulling ahead, noses working overtime through the native Florida landscape. The Nocatee Preserve Trail System connects to over 30 miles of scenic greenway trails where leashed pets are genuinely welcome, weaving through the community's preserved wetlands, pine forests, and palm-lined corridors.

A COMMUNITY THAT LOVES ITS DOGS

Pet ownership in Nocatee isn't incidental – it's woven into the culture. The community's calendar of events, the lively atmosphere at Davis Park and Twenty Mile Park, and the golf-cart-friendly streets all quietly signal that this is a place designed for whole families, fur members included. Nocatee's greenway trail system serves as the social spine of the community: neighbors meet on the trails, dogs become fast friends, and impromptu gatherings form naturally at park benches along the route.

OFF-LEASH DOG PARK

Davis Park Dog Run

PET-FRIENDLY TRAILS

30+ miles of greenway trails

PET-FRIENDLY PARKS

Davis Park, Twenty Mile Park, Nocatee Community Park

NATURE PRESERVE TRAILS

Nocatee Preserve Trail System

PET TRANSPORT

Golf cart-friendly neighborhoods

30+

MILES OF PET-FRIENDLY GREENWAY TRAILS WINDING THROUGH NOCATEE
— Nocatee Community Amenities

"In Nocatee, the trails never end and the welcome mat is always out – for every member of your family."

— Nocatee Community



YOUR NEXT STEP

Your Nocatee Story Begins Here

After experiencing everything Nocatee offers – from top-rated schools to resort-style amenities – you're ready to make this master-planned paradise home. Let's find your perfect place in this extraordinary community.

WHY WORK WITH KIM

I understand this community isn't just about homes – it's about lifestyle, family, and belonging to something special. My intimate knowledge of Nocatee's neighborhoods, from Coastal Oaks' laid-back elegance to the various communities spanning from the \$400s to \$2 million, ensures you'll find the perfect fit for your family's needs and dreams.

YOUR NEXT CHAPTER

Picture morning coffee on your covered porch, listening to birds in the oak canopy. Imagine afternoon bike rides with the kids to Splash Park, evening tennis matches with new neighbors, weekend festivals at Station Field. This is daily life in Nocatee – where resort-style amenities, top-rated schools, and genuine community create the backdrop for your family's next chapter.



Kim Felix

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Let's find your Nocatee home! I can't wait to show you everything this incredible community offers.



Information deemed reliable but not guaranteed. Market conditions, school zoning, and community amenities are subject to change. Verify all details independently.