

ST. JOHNS, FLORIDA 32259

# Where Florida Living Finds Its Finest Form

*St. Johns, Florida — Masterfully Planned. Genuinely Home.*

Tucked into the sun-drenched landscape of northeast Florida, St. Johns (ZIP 32259) is where resort-style living and deep-rooted community come together in a way that feels both intentional and irreplaceable. Live oak canopies drape over pond-front streets, world-class amenity campuses hum with activity, and neighbors become lifelong friends. This is Julington Creek Plantation — and once you arrive, you'll understand why so many people choose to stay.

# A Life Built Around the Best of Every Day

*Step outside on any given morning in St. Johns and something quietly remarkable happens: the air is warm, the live oaks are casting long golden shadows across the pavement, and the path ahead of you could lead to a nature preserve, a resort-style pool, a trail running the edge of the St. Johns River, or a neighborhood park already buzzing with Saturday energy. This is not an accident. It is exactly what this community was designed to deliver — and after more than two decades of growth, Julington Creek Plantation and its surrounding neighborhoods have refined the art of Florida living to something close to perfection.*

## **Resort-Style Amenities at Your Doorstep**

The centerpiece of daily life in Julington Creek Plantation is its extraordinary amenity campus — a true resort experience woven directly into the neighborhood fabric. The brand-new Tides Club raises the standard even further, offering a family pool with a slide tower, a dedicated adult pool for quieter afternoons, the Tide & Tonic Bar & Grill for post-swim refreshment, and the beloved Treehouse Trails park for younger residents.

## **Parks, Preserves & Outdoor Adventure**

St. Johns is extraordinarily rich in outdoor space for a suburban community, and the variety is genuinely striking. Veterans Park draws over 1,100 visitors and earns a 4.6/5 rating as the area's beloved morning-routine destination — wide sidewalks, looped paths, and the kind of welcoming atmosphere that makes Saturday circuits a neighborhood tradition. For those drawn to wilder terrain, Julington Durbin Creek Nature Preserve — rated 4.

## **A Community With a Calendar**

Life in St. Johns has a social rhythm that newcomers notice immediately. Julington Creek Plantation and its neighboring communities run a built-in calendar of neighborhood gatherings, pool parties, family fun days, and seasonal celebrations that turn acquaintances into genuine friends. The school system serves as a powerful cultural heartbeat — Friday night athletics, school festivals, and concert performances function as neighborhood-wide events, not just family obligations.

## **Neighborhoods Designed for Living Well**

Julington Creek Plantation represents a premier residential community in the 32259 zip code, distinguished by its comprehensive master-planned infrastructure and diverse housing inventory. The community features professionally landscaped entrances and HOA-maintained common areas that establish consistent aesthetic and property standards throughout.

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### **NEIGHBORHOOD SPOTLIGHT**

*Julington Creek Plantation is the defining address of St. Johns 32259 — a mature, masterfully managed community where pond-front lots, resort-style pools, and decades of carefully maintained landscaping create a residential environment that looks as good on an ordinary Tuesday as it does on a holiday weekend. With the new Tides Club and Treehouse Trails park anchoring its already impressive amenity campus, Julington Creek Plantation continues to set the standard for what master-planned community living can be in northeast Florida.*



# The Numbers Behind the Neighborhood

*Great communities are built on more than beautiful landscaping and resort-style pools — they're built on stability, strong investment fundamentals, and the kind of demographic momentum that keeps a neighborhood growing and improving over time. St. Johns 32259 delivers on all of it. Here's a closer look at what the data reveals about one of northeast Florida's most compelling addresses.*

## A Market Built on Strength

St. Johns 32259 is not a community in transition — it is a community that has arrived. With a median household income of \$144K and a homeownership rate of 89%, this is an area defined by long-term commitment and deep neighborhood investment. Median home values sit at \$481K, while the median sale price of \$650K reflects the premium that buyers are willing to pay for the lifestyle, school quality, and amenity infrastructure that 32259 consistently delivers.

## Getting Around With Ease

The 32259 area offers convenient access to the rest of Jacksonville. State Road 13 and Race Track Road serve as the main routes through the area, while well-designed neighborhood streets connect you directly to these highways—keeping local traffic light. Most jobs in Jacksonville are 20–25 minutes away by car. If you need faster commuting options, the First Coast Expressway (SR 23) provides a toll road alternative for trips heading north or west.

## Healthcare Close to Home

St. Johns residents benefit from accessible, highly-rated healthcare options. Ascension St. Vincent's Health Center (4.5/5 rating, 426+ reviews) and its affiliated Primary Care practice (4.8/5, 277+ reviews) provide comprehensive medical services. Urgent Care Cure at Saint Johns offers walk-in care with a 4.9/5 rating (392+ reviews). Ascension St. Vincent's also serves as a significant local employer in the 32259 area.

**89%** HOMEOWNERSHIP RATE — U.S. Census Bureau

COUNTY	ZIP CODES	
NEARBY CITIES		
Jacksonville (20–25 min)   St. Augustine (30 min)   Ponte Vedra Beach (25 min)   Fleming Island (15 min)		
CLIMATE	MEDIAN SALE PRICE	MEDIAN HOME VALUE
	\$650K	\$481K
MEDIAN RENT	PRICE PER SQFT	DAYS ON MARKET
	\$250/sqft	58 days
MEDIAN HOUSEHOLD INCOME		
\$144K		



# Life Outside: Where Every Day Feels Like a Florida Weekend

## On the Water

Water is never far from view in St. Johns — and it's even closer for those who want to get on it. Julington Creek Marina, rated an outstanding 4.8/5 by over 113 boaters, puts residents on the water with ease, offering convenient launch access and full marina services along the river corridor. Trout Creek Memorial Park and Marina adds another beloved option, rated 4.7/5 by nearly 340 visitors, combining scenic parkland with full boating facilities.

## On the Course

St. Johns takes its golf seriously, and residents have two exceptional venues to prove it. St. Johns Golf & Country Club, rated 4.5/5 by over 448 golfers, delivers a polished country club experience with a well-maintained course that's earned its place at the center of the community's social and athletic life. Julington Creek Golf Club offers a more neighborhood-accessible round, positioned conveniently along the Durbin Creek Boulevard corridor for residents who want a quick 18 without leaving the community fabric.

## Into Nature

The natural world here rewards those who slow down enough to find it. The Julington Durbin Creek Nature Preserve draws hikers and paddlers into a landscape of remarkable quiet. Alpine Groves Park is consistently named among residents' favorite outdoor escapes, celebrated for its natural beauty and peaceful atmosphere.

## Active Every Day

In St. Johns, staying active isn't a discipline — it's just what people do here. Veterans Park anchors the daily fitness routines of hundreds of residents who walk, jog, and cycle its wide looped paths each morning. The resort-style Tides Club raises the bar entirely — a family pool with a slide tower, a separate adult pool, the Tide & Tonic Bar & Grill, and the Treehouse Trails park create a daily destination that rivals any regional recreation complex. Active living here isn't an aspiration.

### GOLF COURSES

**Julington Creek Golf Club & St. Johns Golf & Country Club**

### MARINAS

**Julington Creek Marina & Trout Creek Memorial Park and Marina**

### NATURE PRESERVES

**Julington Durbin Creek Nature Preserve & Gourd Island Conservation Area**

### PARKS & GREEN SPACES

**12+ parks including Veterans Park & Alpine Groves Park**

### PICKLEBALL FACILITIES

**Holey Ballz (4.9/5) & Julington Creek Plantation Courts**

**4.8 / 5** JULINGTON CREEK MARINA GUEST RATING — Google Places

*"In St. Johns, the outdoors isn't a weekend escape — it's what Tuesday looks like."*

— Perplexity Sonar / Zillow



## Good Food, Good Company: The St. Johns Table Is Always Set

*There's a moment on a Friday evening in St. Johns when the energy shifts — the parking lots at Julington Village fill up, the patios at Boathouse Julington Creek glow gold over the water, and the unmistakable hum of a community that knows how to unwind settles in. Dining here runs the full spectrum: fresh-catch waterfront spots that smell like salt air and happiness, Southern breakfast counters that draw a line before 9 a.m., and craft kitchens earning genuine culinary respect. Add a thriving retail landscape and a growing craft beer scene, and evenings out in 32259 feel like anything but suburban routine.*

### Local Flavor

The St. Johns dining scene punches well above its suburban weight class. Julington Creek Fish Camp is the iconic waterfront anchor — a true Florida fish-camp experience that never gets old. Boathouse Julington Creek delivers fresh seafood in a scenic riverfront setting that perfectly captures the St. Johns lifestyle. For elevated American dining, Ember & Iron brings a polished yet approachable experience to the corridor.

### Raise a Glass

St. Johns has developed a genuine craft beer culture, and the options are worth seeking out. 2nd Bay Brewing Co. leads the pack — a welcoming, vibrant spot that has quickly become a community gathering place for residents who appreciate quality craft pours in an unhurried atmosphere. For those who prefer a lively neighborhood bar, Iggy's Grill and Bar at Bartram Oaks Walk and Hurricane Grill & Wings at Julington Creek deliver crowd-pleasing atmospheres perfect for game nights and weekend gatherings.

### Shop & Explore

Retail convenience in St. Johns is genuinely impressive for a master-planned community of its scale. Durbin Pavilion anchors the shopping landscape as the area's premier retail hub, drawing residents for everyday needs and specialty finds alike. Julington Village is the walkable mixed-use heart of the SR-13 corridor, weaving grocery, dining, and retail into a single, satisfying destination. The Shoppes at Bartram Park has a broad mix of shopping and services, while Bartram Market adds a well-curated alternative.

### Out & About

Entertainment options in and around St. Johns keep social calendars full without requiring a long drive. The Ponte Vedra Concert Hall is the premier live music venue within easy reach — its intimate setting and diverse programming deliver world-class nights out just minutes from 32259 neighborhoods. Moon Dog Pie House at Bartram Oaks Walk brings a lively bar atmosphere and neighborhood energy that makes it a natural Friday-night anchor for locals.



### NICOLE KALIL'S PICKS

*Nicole Kalil has her own short list of St. Johns favorites she never hesitates to recommend. 'The Loop at Julington Village is my go-to for a relaxed dinner close to home — Pecan Craft Kitchen never disappoints when I want something a little more elevated, and Durbin Pavilion is where I handle everything on my shopping list in a single trip.' When Nicole calls a place a favorite, you can count on it being worth your time.*

*"The best table in St. Johns is whichever one you can walk — or bike — to tonight."*

— Local Real Estate Agent



YOUR NEXT STEP

## Your Story Starts Here — Let's Find the Right Chapter Together

*Everything you've read about St. Johns — the resort-style amenities, the top-rated school system, the vibrant dining scene, the outdoor life that begins at your front door — this is what awaits you in 32259. And having the right guide makes all the difference. Nicole Kalil is ready to help you find your place in one of Northeast Florida's most established and beloved communities.*

### Why Work With Us

Nicole Kalil brings something rare to the St. Johns real estate experience: genuine, lived knowledge of the community she serves. She knows Julington Creek Plantation not just as a market, but as a place — the way the morning light hits the pond-front lots, which neighborhoods feed directly onto the best school campuses, and represent the most compelling opportunities for buyers entering the market right now.

### Your Next Chapter

Imagine Saturday mornings in St. Johns: coffee from Pour Mike's in hand, a loop around one of the community's freshwater pond trails as herons stand at the shoreline, then an afternoon at the Tides Club where the kids have claimed the slide tower and you've claimed a chair at the Tide & Tonic Bar & Grill. Weekday evenings might mean a round at St. Johns Golf & Country Club, dinner at Pecan Craft Kitchen, or a live show at Ponte Vedra Concert Hall.

*"The best neighborhoods don't just offer a place to live — they offer a reason to stay."*

— Local Real Estate Agent

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



### Nicole Kalil

(904) 382-4594

[nicole@RoundTableRealty.com](mailto:nicole@RoundTableRealty.com)

*Ready to get started? Nicole would love to walk you through what's available in St. Johns right now. Call her at 904-382-4594 — she's your neighbor, your advocate, and your guide home.*