



The Retreat
AT ST. JOHNS





The Retreat

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Most people have to wait for vacation to enjoy a serene coastal retreat. A fortunate few get to enjoy it every single day. Welcome to The Retreat at St. Johns, a stylish blend of contemporary living and resort-style amenities secluded near the heart of Duval County, between the city and the sea. The Retreat offers convenient access to area beaches, plus popular shopping and dining destinations including St. Johns Town Center and Jacksonville Landing. Now you can stay close to the action, while always having a place to escape, relax and call home. It's another distinctive choice brought to you by Simpson Property Group®, dedicated to impeccable service and extraordinary living.

12310 Seacrest Lane Jacksonville, FL 32224 904.807.9399 RetreatAtStJohns.com





With so many things to do, you'll think twice about hitting snooze on Saturdays.

LIFESTYLE

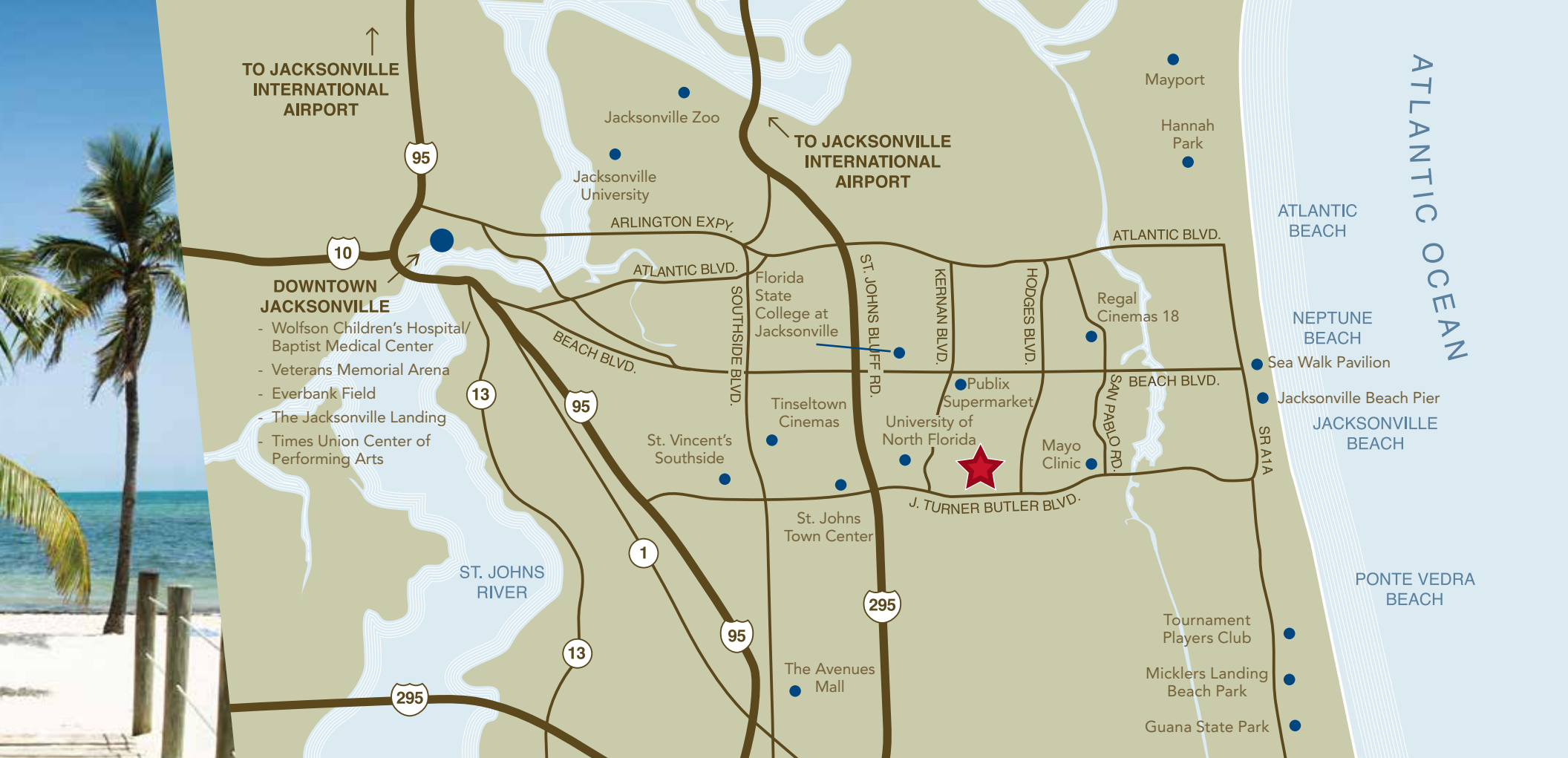
INTERIOR FEATURES

- 1, 2 and 3 bedroom homes
- Spacious, unique floor plans
- Chef's kitchen with black brand-name appliances, granite-look countertops and contemporary cherry-finished kitchen cabinets
- Wide planked laminate wood flooring in kitchen and entry
- Washer and dryer included
- Built-in computer desk and bookshelves
- 9 foot ceilings with crown molding
- Living spaces carpeted with upgraded long-pile Berber
- 2-inch plantation blinds
- Ceramic tiled baths with garden tubs
- Generously sized balconies and patios

COMMUNITY AMENITIES

- Resort-style pool and Jacuzzi overlooking picturesque lake
- Pool-side cabana and gas grill
- Lake-side lighted running trail
- Bark Park
- Playground
- Outdoor sand volleyball court
- Private resident movie theater
- Billiards room
- On-site community activities director with weekly events
- DVD/Blu-ray library with over 200 movies
- Wi-Fi cafe
- Business center
- 1,800+ SF athletic center with 24 hour access
- "Wine Cellar" lounge
- Full service coffee bar
- Concierge services available
- Valet trash front door pick-up
- Controlled access gates
- Garages and storage rooms available





LOCATION

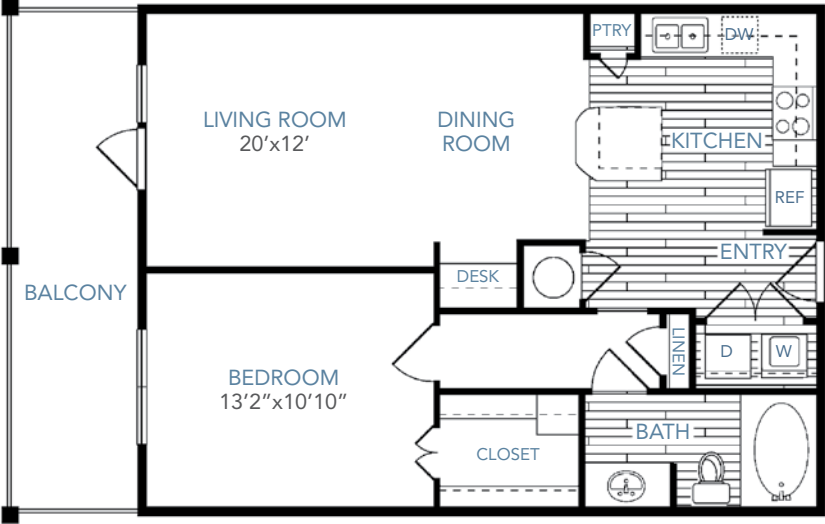
Whether it's soaking in the sun at nearby beaches or taking in the shops at St. Johns Town Center, life here is full of fun things to do. Located just minutes from the work and play of metropolitan Jacksonville, just about everything you want is only a short drive away. With miles of scenic coastline and a vibrant entertainment scene, the area lets you be as active or relaxed as you want to be. The Retreat at St. Johns give you a convenient location with plenty of choices, and puts them all comfortably close to home.

★ Retreat at St. Johns

- Minutes to work and play in the Jacksonville metropolitan area
- Nearby to scenic area beaches
- Close to popular shopping, dining and entertainment at St. Johns Town Center, Jacksonville Landing and the Jacksonville Riverwalk
- Short drive to the quaint historic towns of Fernandina Beach and St. Augustine
- Easy access to I-295, I-95 and SR A1A
- Jacksonville International Airport minutes away

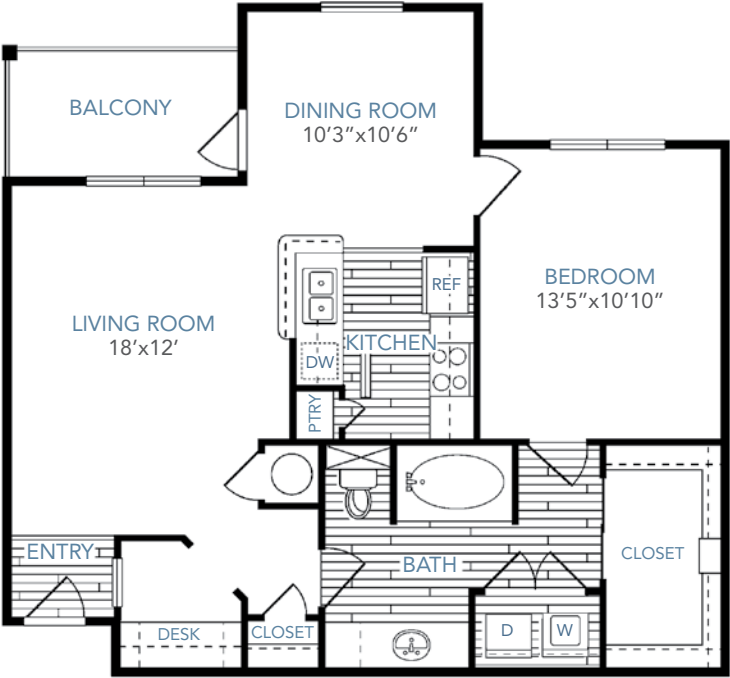
FLOOR PLANS

The Retreat at St. Johns offers plenty of outdoor beauty. And inside, you'll find the same. Lofty 9-foot ceilings elevate the experience, and each plan offers designer touches including a chef's kitchen and garden-style soaking tubs.



THE CORMORANT
 One Bedroom / One Bath
 756 Square Feet

\$ _____



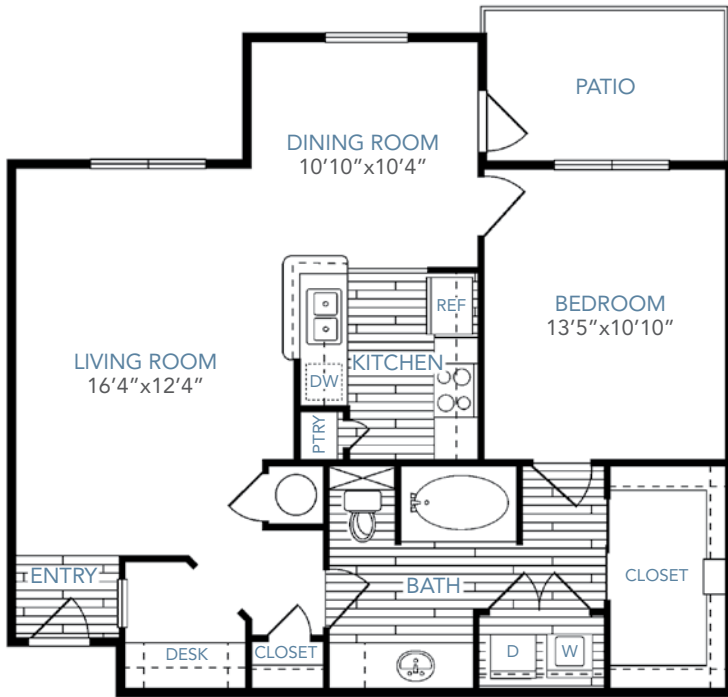
THE HERON
 One Bedroom / One Bath
 873 Square Feet

\$ _____

APPLICATION FEE \$ _____

OTHER _____

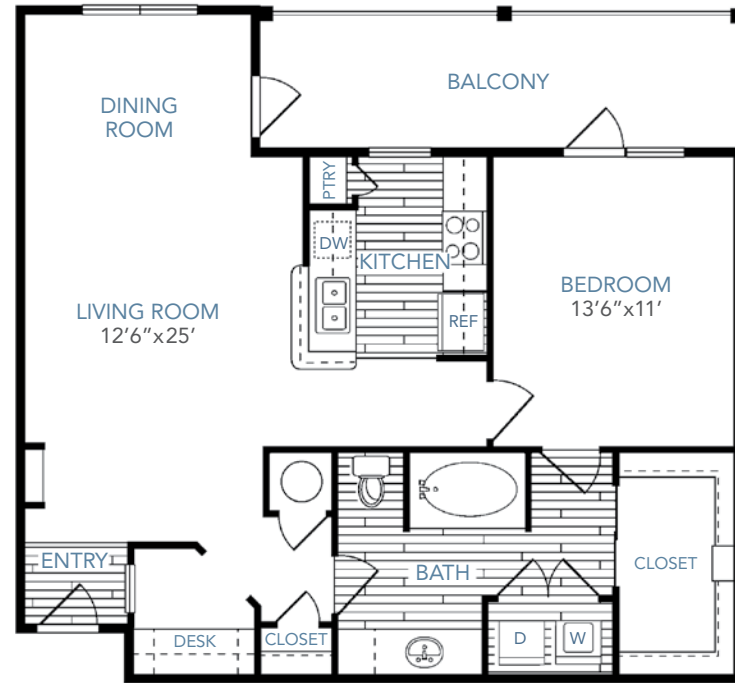
ADMINISTRATIVE FEE \$ _____



THE EGRET

One Bedroom / One Bath
886 Square Feet

\$ _____



THE OSPREY

One Bedroom / One Bath
895 Square Feet

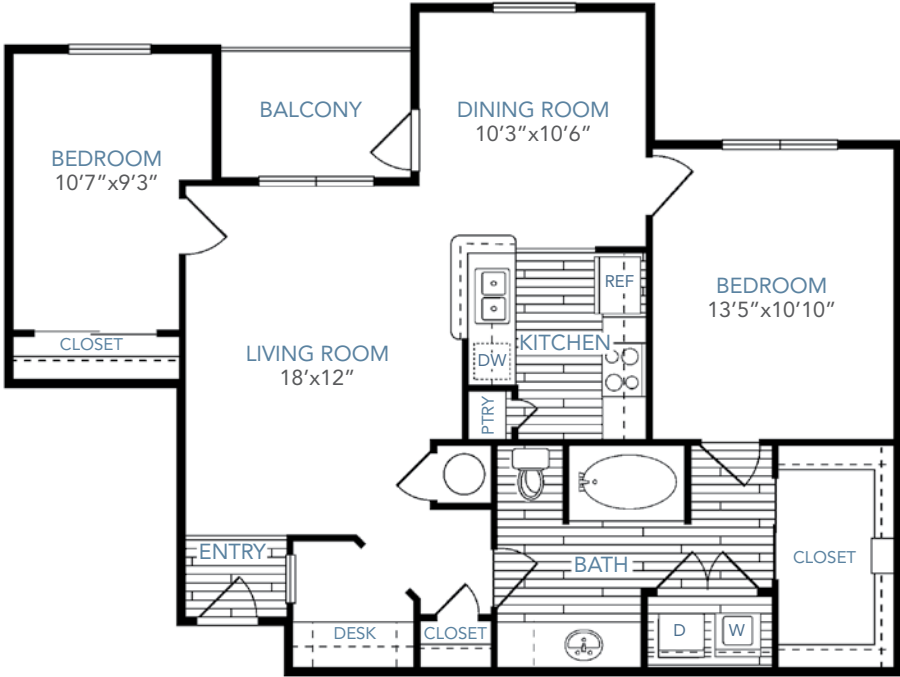
\$ _____

Prices change daily. Floor plans are not to scale. Dimensions and square footage may vary.

Our floor plans blend style and space, creating an open and inviting home.

FLOOR PLANS

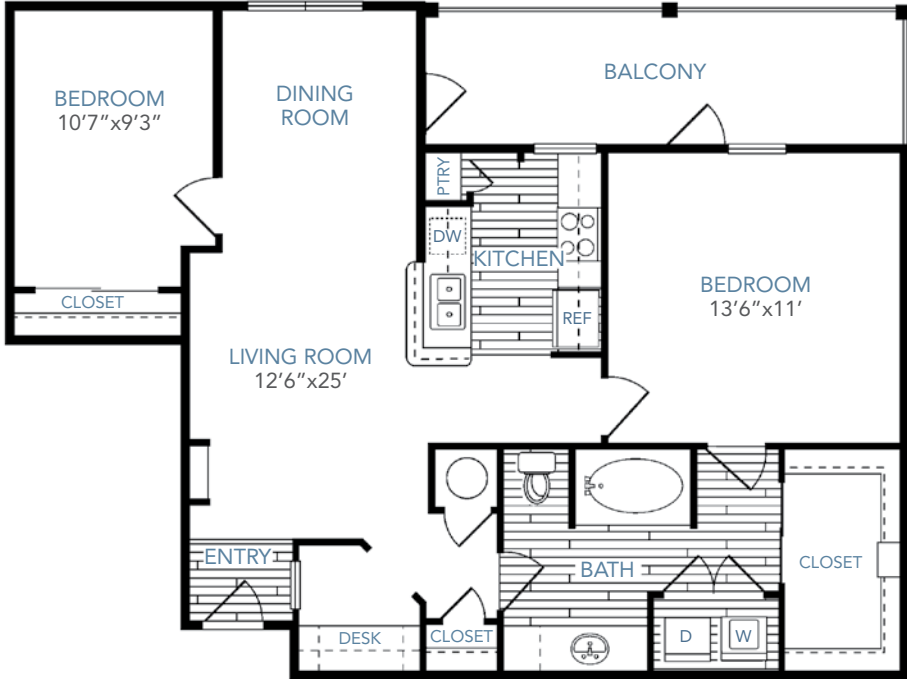
At The Retreat at St. Johns, you'll enjoy big spaces filled with small touches, gourmet kitchens, upgraded track lighting throughout and private patios or terraces.



THE PELICAN

Two Bedroom / One Bath
1006 Square Feet

\$ _____



THE IBIS

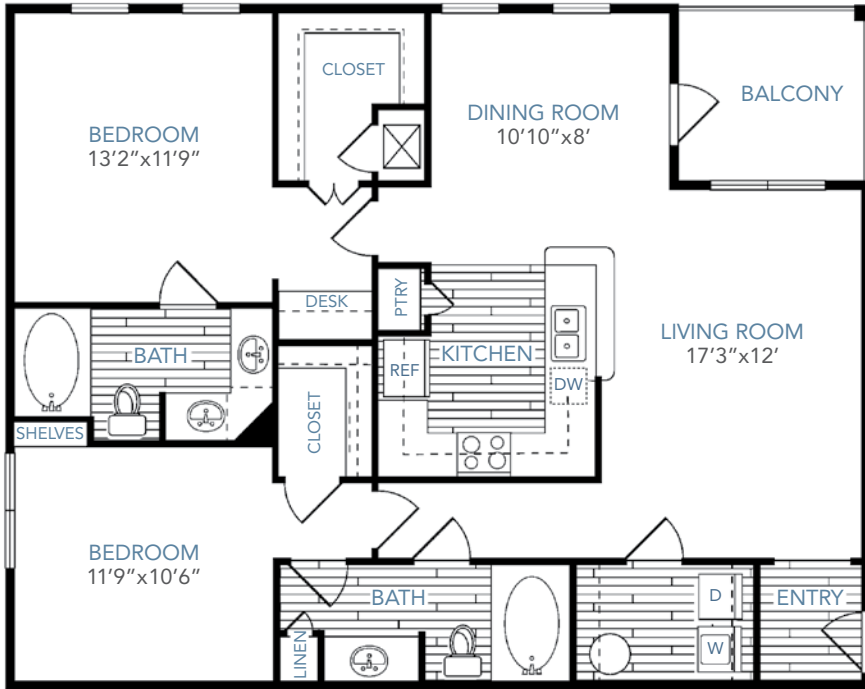
Two Bedroom / One Bath
1029 Square Feet

\$ _____

APPLICATION FEE \$ _____

OTHER _____

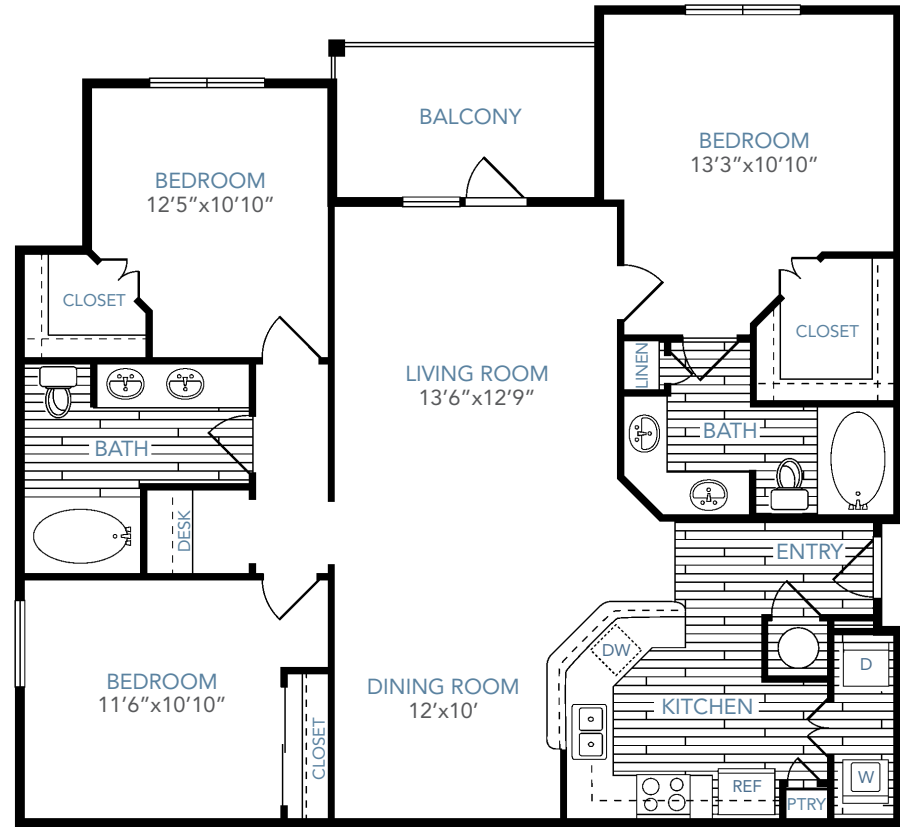
ADMINISTRATIVE FEE \$ _____



THE SANDPIPER

Two Bedroom / Two Bath
1180 Square Feet

\$ _____



THE SEAGULL

Three Bedroom / Two Bath
1376 Square Feet

\$ _____

Prices change daily. Floor plans are not to scale. Dimensions and square footage may vary.

Whether it's extra space for you or your family, our plans make for beautiful living.



Stylish new residences. A beautiful natural setting. Live life at your pace – at The Retreat at St. Johns.

EXTRAORDINARY SERVICE EXTRAORDINARY LIVING

It's one thing to offer a stylish residence. It's quite another to offer the people who live there a level of service that exceeds their expectations. At Simpson Property Group®, we've built our reputation on service. In fact, for many years in a row we've earned the coveted "A List" Award for Service Excellence – a distinction reserved for only a select few firms by the multifamily real estate industry.

Of course, our biggest reward isn't a plaque on the wall. It's the trust we earn from our residents every day. At The Retreat at St. Johns, you'll be part of a community that we ourselves would be proud to call home. You'll be surrounded by the highest quality features and unsurpassed amenities, and you'll enjoy a lifestyle unlike anywhere else.

Whether you want the energy of Jacksonville, the relaxation of nature, the diversity of nearby shopping and entertainment, or the quiet time poolside at home...life happens here at The Retreat at St Johns. Stop by today for a tour and learn more about our stylish floor plans and resort-style amenities and get ready to enjoy a high-style retreat of extraordinary living.





The Retreat

AT ST. JOHNS

FIRST COAST TECH PARKWAY

KERNAN BOULEVARD

J. TURNER BUTLER BOULEVARD

BARK PARK



- ★ Available at Clubhouse
- Leasing Office
- Community Services Center
- Movie Theater
- Athletic Center
- Billiards Clubroom
- "Wine Cellar" Game Room Lounge
- Full-Service Coffee Refreshment Bar
- WiFi Cyber Cafe & Business Center

