



\$ 3,850,000



195 San Juan Drive, Ponte Vedra Beach, FL 32082

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: 2128873
- » Single Family
- » More Info: 195SanJuanDrive.com



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Presenting one of the few remaining lagoon lots facing east over the lagoon with magnificent distant golf course and Ponte Vedra Blvd views! Best of all, this property is located across the street from the chipping/putting green and steps from the beloved Ponte Vedra Golf Club. There is currently scarcity of similar properties as the majority of the prime east facing lots within walking distance to The Club have been redeveloped over recent years. Although there is an existing structure (circa 1954), this is a land value sale. The seller/owner is making no representations or warranties as to systems, structure or roof ages or condition as she has never occupied the property, however it is important to note that the residence has been rented long term for many years during the previous owner's ownership (most recent renter vacated just a month ago) therefore it is possible that this property may be rentable for the buyer who may not be ready to occupy or build on this fabulous lot.

