

## **Marsh Harbor draws traffic**

All of the marketing and publicity surrounding the much-anticipated Nocatee community, teamed with improvements to County Road 210, is having a positive impact on Stokes & Co.'s neighboring Marsh Harbor community.

Located on the Intracoastal Waterway in Palm Valley and marketed by Victoria Robbins Realty Inc., the community offers great frontage on the Intracoastal starting at under \$400,000 and marsh-front lots starting in the \$200,000s.

"Marsh Harbor has been a success from day one, but all of the excitement surrounding the arrivals of Nocatee is really driving traffic to this incredible community located right on the Intracoastal," said Vikki Robbins of Robbins Realty. "The views are spectacular and the prices are right. In addition, improvements are being made weekly on 210, and that is also a huge plus. The Ponte Vedra address doesn't hurt either."

Robbins said three navigable, waterfront lots are available complete with permits for substantial concrete docks, boathouses and boat lifts. One lot comes complete with a dock.

The gated Marsh Harbor community features a beautifully landscaped entrance and a host of amenities, including a private pool and cabana, a children's play area and a community dock on the Intracoastal.

The marsh-front lots are situated on a private peninsula on two quiet cul-de-sacs enveloped by nature preserve and salt marshes. The center of the "island" is the site of the community's amenity center, which is across the street from the home sites, allowing more privacy for homeowners.

All lot owners will have the option to select their builder of choice and build whenever they choose with no mandatory construction time frames.

To reach the community from Ponte Vedra Beach, head west on County Road 210, cross the Palm Valley Bridge and turn left immediately at the end of bridge. For more information, contact Victoria Robbins Realty at (904) 823-1978

Victoria Robbins Realty Inc is owned and operated by David and Victoria Robbins. Founded in 1983, the company markets and sells land and individual lots, specializing in waterfront, equestrian and view home sites all over Jacksonville and in surrounding counties.

Chester Stokes, president of Stokes & Co., has been involved in every aspect of land development, and residential and commercial construction. He has been credited, all or in part, with many of Jacksonville's finest country club communities including Marsh Landing Country Club, Deercreek Country Club, Summer Beach on Amelia Island, March Creek on Anastasia Island and Orange Park Country Club.