

# Scenic river site offered

SPECIAL TO REAL ESTATE

The Times-Union, Jacksonville, Saturday, September 6, 2008

The waterfront specialists at Victoria Robbins Realty have a 1.92-acre parcel on the St. Johns River on the scenic Bartram Trail on Florida 13 in St. Johns County.

"This beautiful property is ideal for a family compound or a private river retreat with panoramic views at one of the river's widest points," said David Robbins of Robbins Realty. "It's a breathtaking scene viewed from beneath century oaks draped in Spanish moss. You can see all kinds of boats cruising out on the water, but you usually don't hear them because of the river's width. I'd estimate that it's about three miles to the other side here."

Priced below appraisal at \$549,900, the property, unofficially known as Watson Island, is in a secluded location south of World Golf Village in the area known as Picolata. The nearly two acres of land is brimming with oak trees and boasts more than 75 mature citrus trees.

"This land has been owned and cared for by the same family for many years," Robbins said. "The citrus grove is situated so that the grapefruit, orange, tangerine, key lime, lemon, Satsuma and other citrus trees won't have to be moved or cut down in order to build a home close to the river. Every time I've been on the property, I've come home with heavy bags full of a diverse sampling of fruit. I've lived in Florida for a very long time and I've never tasted some of these varieties of citrus. What a nice bonus to an already perfect location."

The lot purchaser may select his or her own builder and build without time constraints.

For more information, call (904) 823-1978, e-mail [robbinsrealty@msn.com](mailto:robbinsrealty@msn.com) or visit [www.robbinsrealty.net](http://www.robbinsrealty.net).