

**305 Oglethorpe Blvd  
St. Augustine, Florida 32080  
North Davis Shores**

**The Land:** a little less than half an acre, .40 acres, however, visually, a significantly bigger lot as the City of St. Augustine has a wide easement in the front of the property. The seller owned property is 150' wide in front and back and 115' deep.

**The Location:** Oglethorpe Blvd links straight to the Bridge of Lions via sidewalk. A very easy walk or bike ride over the bridge to downtown that is less one mile away. Numerous markets, restaurants, and locally-owned businesses before the bridge within a mile. Easy access to a marina, boat ramp, and the beach.

**Uses:** Zoned RS-1 which allows for weekly rentals. 305 Oglethorpe is a single family home with detached structure that can be used as a pool house, art studio, or guest quarters outfitted with a jacuzzi tub. With an addition of a kitchenette, the pool house could be an Air Bnb or multi-generational living space. The sellers have current architectural plans for adding an additional bedroom, bathroom, and laundry for the main house. There is plenty of room to add on to the pool house and then add another garage. I am happy to meet on site or do a video showing and explain the wide variety of options if changes were needed.

**Measurements:**

Main House

- Great Room: 32x18, Brazilian cherry wood floors and vaulted ceilings
- Family Room: 19x22 Tile floors and access to pool
- Kitchen: 14x12 Stainless steel appliances, double ovens, granite countertops
- Eat-in Kitchen: 14x8
- Master Bedroom: 20x12 original wood floors
- Bathroom: 8x7
- Bedroom 2: 14x10 original wood floors
- Bedroom 3: 11x11 original wood floors

Pool House

- Living Room: 16x13
- Bedroom: 12x9
- Bathroom: 13x8 outfitted with jetted tub and separate shower

**More Information:**

- Former attached garage is enclosed storage space with washer/dryer hookup. There is a well for irrigation.
- Detached 2 car garage has room for a 18' long boat.
- Home was recently tented, June 2021, as a preemptive measure.
- Very minimal water intrusion only in sunken eat-in kitchen area from Hurricane Matthew. Preparations were made for Irma, no intrusion.

