

# 131 BEAUCLAIR BOULEVARD ST AUGUSTINE FL 32084

<https://candiscarmichael.com>



Make sure to check out the Virtual Tour for a 3D Model w/ Walkthrough, Floor Plan w/ Measurements, Video, & more! Fresh, modern, and designed with everyday living in mind, this 2023 built home in the St. Augustine Lakes subdivision offers the perfect blend of space, flexibility, and style. Featuring 4 bedrooms, 3.5 baths, and [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2265 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRFC317040



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <http://www.131beauclair.com/?idx=1>

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## Basics

**Bathrooms Full:** 3

**Bathrooms Half:** 1

**Date added:** Added 3 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 4 baths

**Half baths:** 1 half bath

**Floors:** 2 floors

**Area, sq ft:** 2265 sq ft

**Lot size, sq ft:** 5762 sq ft

**Year built:** 2023

**View:** Water

**SubdivisionName:** ST.AUGUSTINE LAKES PHASE 1B

**ListOfficeName:** EXP REALTY LLC

**GarageSpaces:** 2

**ListAOR:** mfrmls

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## Location Details

**Township:** 07

**Road Surface Type:** Paved

**Road Responsibility:** Public Maintained Road

**High School:** St. Augustine High School

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Covered, Enclosed, Front Porch, Patio, Porch, Rear Porch, Screened

**Waterfront Features:** Pond

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Shingle

**Window Features:** Blinds

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** Cleared, In County, Irregular Lot, Landscaped, Level, Sidewalk, Paved

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator

**Laundry Features:** Inside, Laundry Room

**Waterfront YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Ground Level, Off Street, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Number Limit, Yes

**Fencing:** Other

**Security Features:** Smoke Detector(s)

**Architectural Style:** Contemporary

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** ST.AUGUSTINE LAKES PHASE 1B **Parcel Number:** 095416-0400

**Levels:** Two

**Direction Faces:** Southeast

**Number Of Lots:** 1

**Foundation Details:** Slab

**Construction Materials:** Block, Wood Siding

**Listing Terms:** Cash, Conventional, FHA, USDA Loan, VA Loan

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Clubhouse, Playground, Pool, Recreation Facilities, Vehicle Restrictions

**Association Fee:** 187.5

**Association Fee Includes:** Pool, Maintenance Grounds, Trash

**Community Features:** Deed Restrictions, Playground, Pool, Sidewalks, Special Community Restrictions

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## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 2586

**Tax Lot:** 40

**Tax Annual Amount:** \$6,787

**Tax Legal Description:** 16/84-88 ST AUGUSTINE PHASE IB LOT 40 OR5826/929

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	19x12	First	12	19
Dining Room	19x10	First	10	19
Great Room	15x15	First	15	15
Primary Bedroom	15x14	First	14	15
Primary Bathroom	11x21	First	21	11
Bathroom 2	6x3	First	3	6
Laundry	6x7	First	7	6
Loft	11x12	Second	12	11
Bedroom 2		Second		
Bathroom 3	12x8	Second	8	12
Bedroom 3	12x14	Second	14	12
Bedroom 4	12x12	Second	12	12
Bathroom 4	5x10	Second	10	5
Balcony/Porch/Lanai	12x10	First	10	12



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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Blinds

**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Playground, Pool, Sidewalks, Special Community Restrictions

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s)

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## Building Details

**ArchitecturalStyle:** Contemporary

**NewConstructionYN:** No

**Heating:** Central, Electric, Heat Pump

**Exterior material:** Block, Wood Siding

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener, Ground Level, Off-street, Oversized

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Supra Lock Box, Appointment Only, Contact Call Center, ShowingTime



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