

163 VIVIAN JAMES DRIVE ST AUGUSTINE FL 32092

<https://candiscarmichael.com>



Make sure to check out the Virtual Tour for a 3D Model w/ Walkthrough, Floor Plan w/ Measurements, Video, & more! There are homes... and then there are the ones that feel like they've been carefully preserved in time, still showing like new and clearly cared for every step of the way. This one lands [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2517 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRFC317493



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://163VivianJames.com/2380401?idx=1>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2517 sq ft

Year built: 2019

SubdivisionName: ARBOR MILL PH 1

GarageSpaces: 3

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 12197 sq ft

View: Trees/Woods, Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 16

Road Responsibility: Public Maintained Road

Middle Or Junior School: Pacetti Bay Middle

Road Surface Type: Paved

Elementary School: Mill Creek Academy PK-8

High School: Toco Creek High School

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Chair Rail, Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Luxury Vinyl, Tile

Patio And Porch Features: Covered, Front Porch, Patio, Porch, Screened

Waterfront Features: Pond

Fireplace Features: Electric, Family Room, Non Wood Burning

Garage YN: Yes

Garage Spaces: 3

Exterior Features: French Doors, Lighting, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors

Roof: Shingle

Window Features: Blinds

Utilities: Cable Available, Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Central, Heat Pump

Lot Features: Cleared, City Limits, In County, Landscaped, Level, Near Golf Course, Sidewalk, Paved

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator

Laundry Features: Electric Dryer Hookup, Inside, Washer Hookup

Waterfront YN: Yes

Fireplace YN: Yes

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

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Fencing: Fenced, Other

Security Features: Security System, Smoke Detector(s)

Architectural Style: Contemporary, Ranch

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

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Subdivision Name: ARBOR MILL PH 1 **Parcel Number:** 027141-1890

Levels: One

Direction Faces: West

Number Of Lots: 1

Foundation Details: Slab

Construction Materials: Stucco

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

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee: 787

Association Fee Frequency: Annually

Association Fee Includes: Pool, Maintenance Grounds, Recreational Facilities, Trash

Association Amenities: Clubhouse, Fence Restrictions, Maintenance, Park, Pickleball Court(s), Playground, Pool, Tennis Court(s), Trail(s)

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Park, Playground, Pool, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,987

Tax Legal Description: 76/80-94 Arbor Mill Phase One Lot 189 OR5824/673

Tax Lot: 189

Rooms



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Room type	Dimensions	Level	Length	Width
Balcony/Porch/Lanai		First		
Dining Room	10x13	First	13	10
Office	12x13	First	13	12
Laundry	7x8	First	8	7
Kitchen	18x7	First	7	18
Great Room	26x24	First	24	26
Primary Bedroom	15x18	First	18	15
Primary Bathroom	20x14	First	14	20
Bedroom 2	12x12	First	12	12
Bathroom 2	11x5	First	5	11
Bedroom 3	12x12	First	12	12
Bathroom 3	9x5	First	5	9
Bedroom 4	12x12	First	12	12

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security System, Smoke Detector(s)

WindowFeatures: Blinds

Utilities: Cable Available, Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Park, Playground, Pool, Sidewalks, Tennis Court(s)

ExteriorFeatures: French Doors, Lighting, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors

Features: Built-in Features, Ceiling Fans(s), Chair Rail, Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, Electric, Family Room, High Ceilings, Kitchen/Family Room Combo, Non Wood Burning, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Building Details

ArchitecturalStyle: Contemporary, Ranch

Heating: Central, Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Stucco

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

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only, Contact Call Center, See Remarks, ShowingTime



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