

<http://www.mtroyalretreat.com>

**122 Wm. BARTRAM DRIVE
ON THE ST. JOHNS RIVER
\$899,000**

**CUSTOM 3,436 SF
EXECUTIVE HOME**

DOCK BOATHOUSE BOATLIFT BOAT RAMP HANGAR PAVED AIRSTRIP



THE HOME



THE RIVER

Built in 2005, this 4 BR / 4 BA / with separate study / 3 car-garage, Southern Ranch Style Home has an extensive list of extra features and amenities: expansive use of granite; main areas and bathrooms tiled; bedrooms carpeted; high-end DACOR appliances; Grohe plumbing fixtures; 55 sf walk-in pantry; 45 sf master bathroom shower overlooking a private garden; 664 sf screened porch facing the river; and expansive 14' ceilings. The home also boasts a concrete circular driveway, eight clerestory windows, and architectural metal roof. The upper level guest suite over the garage has 2 BR / 2BA, family room, kitchenette, and balcony overlooking an oak grove. Upgraded mechanical features include 4 commercial-quality heat pumps, 3 water heaters, 25 KW automatic auxiliary generator, irrigation system, and aerobic septic system. The deep water private dock and boathouse have 60 amp electrical supply, electric boatlift with remote control, and overhead and walking-level lighting.

THE AIRPORT

Mt. Royal has a recently paved 3000'x 52' runway that is quite possibly the nicest private airpark in the state. The pilot-activated lighting can be seen for miles in the air and the runway boasts 4 lighted taxiways for ingress / egress with run-up areas. All runway markings are glass-beaded to add to the extra margin of safety for night flights. The hangar that comes with this property will be a new condo T-hangar, one of eight units. It will have a 40' hydro-swing door with 12' clearance, be 35' deep, and have a full bathroom with shower.

THE COMMUNITY

Mt. Royal is situated in an oak grove on the historic St. Johns River. The River is known for its world-class bass fishing and is a popular recreation area for swimming in the many clear-water springs. It is adjacent to the Ocala National Forest to the west, Welaka State Forest to the north, and Lake George to the south. Lake George is the second largest lake in Florida. The Miles Anderson designed 18-hole Like Oak Golf Course is conveniently located just 3 miles south.

MLS # 503585

Call **Julie Fetcko** with **Harris & Associates Real Estate** **(386) 559-0160**

