



WHERE TO BUY IN '08

ISTORIA



Istoria" derives its name from the Latin word "historia," meaning "history." The name is certainly apt for this lovely new community taking shape on 40 pristine acres along the Tolomato River and Casa Cola Creek in St. Johns County.

Because the community is located just north of St. Augustine, the nation's Oldest City, the homes feature historically inspired British West Indies and Colonial Vernacular architecture. The setting is stunning, boasting windswept oaks, coastal breezes and marsh views.

Best of all, only 50 single-family homes are planned, along with cottages and office-retail space, ensuring a relaxed ambience. In addition, much of the natural setting will be preserved and complemented by xeriscape landscaping, which emphasizes the use of drought-tolerant native plants and trees.

Homes will be ideally suited to the coastal environment. Designs will feature porches and balconies, extended roof overhangs, double-hung windows, high ceilings, shutters and charming weather vanes. Some homes will have towers and cupolas.

Construction materials, many of which are indigenous to the region, will include horizontal wood siding, masonry chimneys, metal and architectural shingled roofs and dimensional windows.

All residents will enjoy marsh views from the common area pavilion while interior ponds will provide quaint water views. Narrow streets with meandering sidewalks will encourage leisurely strolls while large landscaped cul-de-sacs will create functional neighborhood greenspaces.

Istoria's developer, Michael Antonopoulos, has teamed with award-winning builder Brylen Homes to offer this one-of-a-kind community. Antonopoulos and Brylen are also contributing team members in Northeast Florida's only Traditional Neighborhood Development, Amelia Park in Fernandina Beach.

Istoria has been recognized as a "Best in Private Sector Development" by the Florida Planning and Zoning Association.



IN BRIEF

Number of Homes: 50

Home Styles: Single-family

Price Range: \$400s-\$800s

Builders: Brylen Homes, Envision Custom Homes

Amenities: Riverview, marsh-side pavilion, preservation areas, ponds

Contact/Information: Brylen Homes, (904) 829-6667; Marshfront Lots, (904) 814-4189

WHY WE LIKE IT

Beautiful setting...traditional architecture...emphasis on craftsmanship...xeriscaping...river location...near St. Augustine...highly walkable...detached garages connected to homes via breezeways.