



Natural amenities and historically accurate architecture highlight Istoria in St. Johns County.

## AWARD-WINNING COMMUNITY SHOWS **PASSION FOR HISTORY.**

Istoria, located along the Tolomato River and Casa Cola Creek in St. Johns County, is clearly not just another subdivision. It's taking shape based on an unwavering commitment to preservation of natural areas, adherence to historically accurate architecture and creation of useful open spaces.

In fact, Istoria was a recipient of the 2007 "Best in Private Sector Development" award from the Florida Planning and Zoning Association. In addition the community's vision and execution have been praised by the *Jacksonville Business Journal*, *Florida Homebuilder* and *Folio Magazine* as well as organizations such as St. Johns Vision.

Because Istoria is located just north of St. Augustine, the nation's Oldest City, the homes feature historically inspired British West Indies and Colonial Vernacular architecture.

Designs are perfectly suited to the coastal environment, with porches and balconies, extended roof overhangs, double-hung windows, high ceilings, shutters and charming weather vanes. Homes may also have towers or cupolas.

Construction materials include horizontal wood siding, masonry chimneys and metal and architecturally singled roofs.

Best of all, only 50 single-family homes are planned, along with cottages and retail-office space. Much of the stunning natural landscape includes pres-

ervation areas complemented by xeriscaping, which emphasizes the use of drought-tolerant native plants and trees.

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

### IN BRIEF

**Number of Homes:** 50

**Home Styles:** Single-family

**Price Range:** \$380s-\$800s

**Amenities:** River view, marsh-side pavilion, preservation areas, ponds

**Builders:** Brylen Homes, Envision Custom Homes

**Contact/Information:** (904) 230-4114 or (904) 361-8193

**Why We Like It:** Developer's obvious passion for delivering a neighborhood that fosters a sense of history, environmental awareness and pride...traditional architecture...xeriscaping...river location...near St. Augustine.