



WHERE TO BUY IN '08

AMELIA PARK



Founded in the late 1990s by Amelia Park Development and designed by Andres Duany and Elizabeth Plater-Zyberk, nationally acclaimed pioneers of the New Urbanism movement, Amelia Park is a delightful reminder of how neighborhoods used to be.

Slated for up to 420 homes and an array of neighborhood retail, education, office, recreation and civic components, this refreshingly retro Nassau County community is also home to Amelia Island's McArthur Family YMCA and future home to the Montessori school.

Following development patterns of pre-World War II neighborhoods, the residential areas closest to the town square and town center have the highest density, consisting of townhomes, live-work condominiums and small garden homes.

As single-family homes begin to emerge beyond Town Square, front porches, small gardens and terraces become more prevalent. Sidewalks, a neighborhood garden walk and alleyways, provide easy routes for quick five-minute jaunts across the community. The beautiful homes showcase Craftsman, Raised Cottage and Coastal Vernacular architecture.

The developers of Amelia Park are now beginning on the final phase of this nationally-acclaimed community. The Coastal District, located approximately one mile from the Atlantic Ocean, is a distinctive neighborhood that will continue the vision of Amelia Park with a style all its own.

Encompassing 85 homesites on the northern end of Amelia Park, the Coastal District will include a unique, subtle blend of single-family homes by Founding Builder Brylen Homes and local builders Donald Roberts and J.P. McClellan Artisan Builder, as well as condominiums, townhomes and urban houses.

Coastal District homes are priced from the high \$300s and feature contemporary amenities with traditional finishes reflecting a mix of time-honored design patterns, including seaside cottages, bungalows and shingle-style homes.

IN BRIEF

Size: 420 homes at buildout

Home Styles: Single-family, cottages, condominiums, townhomes

Price Range: \$300s-\$800s

Builders: Brylen Homes, Donald "Beano" Roberts, J.P. McClellan Artisan Builder

Amenities: On-site YMCA, playground, walking trails, lakes, town square

Contact/Information: (904) 321-1881 or (904) 321-0949/www.ameliapark.com

WHY WE LIKE IT

Textbook example of New Urbanism...traditional architecture...Fernandina Beach location...variety of housing styles...friendly ambience...highly walkable...rare opportunity for new housing on the island.