



\$ 511,000



126 Tabby Lake Ave, Saint Augustine, FL 32092

- » Beds: 4 | Baths: 2 Full, 1 Half
- » MLS #: 2098237
- » Single Family | 2,253 ft<sup>2</sup> | Lot: 6,098 ft<sup>2</sup>
- » More Info: [126TabbyLakeAve.IsForSale.com](https://126TabbyLakeAve.IsForSale.com)



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#### Remarks

\$5,000 towards closing costs with full price offer! Furniture is negotiable. Welcome to this front water view, beautifully maintained 4-bedroom, 2.5-bathroom home in the highly desirable Trailmark community, offering over \$70,000 in thoughtful upgrades and the huge benefit of NO remaining CDD bond, saving you over \$1,100 per year for the next 22 years. Featuring an inviting open floor plan with a spacious living area, dining space, and a modern kitchen boasting a new refrigerator (2024), dishwasher (2023), and upgraded sink, this home is perfect for everyday living and entertaining. The main level showcases luxury vinyl plank flooring (2020 & 2023), while the upstairs includes upgraded carpet (2023) and a versatile loft ideal as a guest suite, home office, or kids' hangout. Enjoy peace of mind with a new upgraded roof (2024), new evaporator coil on the A/C (2024) with transferrable warranty, and a REME Halo LED whole-house air purification system. Relax outdoors in the fenced backyard with a screened lanai, custom lanai shades, and river rock landscaping, or take advantage of the community's resort-style amenities just steps away, including pools, pickleball courts, fitness center, playground, dog park, basketball, sand volleyball, and kayaking to the St. Johns River. Additional

