Brookwood at Nocatee offers the unparalleled Nocatee lifestyle and amenities along with beautiful yet affordable homes. The neighborhood consists of 110 homes on conservation sites to provide resident with views of beautiful natural Florida from their kitchen window or backyard. Lennar Homes is offering single family homes ranging in size from 1,544 sq. ft. to 2,358 sq. ft., with 3-4 bedrooms and 2-2.5 baths. Lennar Homes is including additional upgrades at no cost for homes in Brookwood at Nocatee, thanks to the Everything’s Included program. Upgrades include granite countertops, tile floors, 42 inch cabinets, and more at no additional cost! Residents will enjoy the availability of natural gas in the Brookwood neighborhood. Natural gas heats on demand, is energy efficient which saves residents money on energy bills. DR Horton Builder is set to begin building homes in Brookwood in Fall 2013, and will offer additional floor plans and options.

The neighborhood of Brookwood at Nocatee is in a prime location, surrounded by nature and close to recreation and shopping. Bike paths and trails connect Brookwood to the Town Center, giving residents a green alternative for traveling. Within walking distance of Brookwood is Splash Water Park, The Nocatee Preserve, Trails for Tails dog park, Nocatee fitness center, and Publix.

The Town of Nocatee designers reserved over 60 percent of the land as preservation areas to protect sensitive ecosystems and Florida’s unique and beautiful wildlife. The Nocatee Greenway is a 5,000 acre preservation area that connects parks, neighborhoods, and amenities through trails and bike paths. Families and residents of all ages enjoy bird watching, jogging, canoeing, and kayaking throughout the preservation areas.

Brookwood is Nocatees only community located in Duval County. Students in the Brookwood community are zoned for Duval County “A” ranked schools Bartram Springs Elementary and Twin Lakes Middle school. High school students are zoned for Atlantic Coast High School. The Town of Nocatee has reserved sites for future schools inside the community with the ultimate plan being that every neighborhood has a school with walking or biking distance.

Another excellent feature of calling Brookwood at Nocatee home is the neighborhoods highly sought after location. The Town of Nocatee is located in prestigious Ponte Vedra Florida. Ponte Vedra offers beautiful beaches and the world renowned Saw Grass golf course. Saw Grass at Ponte Vedra hosts TPC, The Players Championship, annually and brings celebrities and golf fans alike from miles around. Just north of Brookwood is Jacksonville, Florida, a lively city full of great dining options, premium shopping, sun soaked beaches, and unforgettable nightlife. Jacksonville also boats an international airport for easy traveling, the Jacksonville Jaguars NFL team for the sports fan, and an ever expanding world-class zoo for the animal lover. South of the Town of Nocatee is the nation’s oldest city, St. Augustine. Downtown historical St. Augustine is packed with fun attractions, national landmarks, unique shops, and spooky ghost tours. Residents of Brookwood at Nocatee are sure to remain thoroughly entertained.

[Lennar](http://www.lennar.com/New-Homes/Florida/Jacksonville-St-Augustine/Jacksonville) will offer single-family homes ranging in size from 1,544 square feet to 2,358 square feet and priced starting from the $190s. Thanks to Lennar’s exclusive Everything’s Included® program, all homes in Brookwood at Nocatee will include luxury upgrades at no additional cost with features such as granite countertops, tile flooring and tankless water heaters. Every Lennar home at Brookwood will be built to Environments for Living® certifications. One of the amenities homeowners will enjoy at Brookwood at Nocatee is the availability of natural gas, a preferred energy source because it heats on-demand. Natural gas appliances are more energy-efficient, allowing for the best use of natural resources and energy cost savings.

Lennar will open a new model home at Brookwood featuring more than 2,000 square feet of living space with three bedrooms, two baths and a two-car garage. Designed for family living and entertaining, the model home will include a spacious gourmet kitchen that opens into the family room and overlooks the lanai, a luxurious Owner’s Suite and a retreat area between the secondary bedrooms. Lennar also offers home buyers options to convert the space to a fourth bedroom. affordable community of 110 homesites

Surrounded by beautiful nature and near recreation and shopping, Brookwood at Nocatee residents will be connected by bike paths, trails and roadways to Nocatee’s Town Center and within walking distances of amenities such as the Splash Water Park, Nocatee Fitness Club, the Trails for Tails Dog Park and the Nocatee Preserve.

**Bartram Springs Elementary**

14799 Bartram Springs Pkwy

Jacksonville, FL 32258

(904) 260-5860

[www-bartramsprings.duvalschools.org](http://bartramsprings.duvalschools.org/Home.html)

**Twin Lakes Middle**

8000 Point Meadows Drive

Jacksonville, FL 32256

(904) 538-0825

[www-tlam.duvalschools.org](http://tlam.duvalschools.org/)

**Atlantic Coast High School**

9735 R. G. Skinner Parkway  
Jacksonville, FL 32256  
(904) 538-5120

[www-achs.duvalschools.org/](http://achs.duvalschools.org/)