

*The perfect combination of exquisite luxury and superb amenities ...  
You belong here.*

  
*Coastal Oaks*  
• AT NOCATEE •  
*in Ponte Vedra*



COASTALOAKSATNOCATEE.COM

**Toll Brothers**  
America's Luxury Home Builder®



*Y*our new lifestyle at Coastal Oaks at Nocatee begins at the entrance to this stunning community and never ends. This master planned community offers luxury single-family estates, neo-traditional homes, and elegant carriage homes, in an amenity-rich lifestyle. Exquisitely designed with the finest parks and recreational opportunities, Coastal Oaks at Nocatee allows you and your family to enjoy the quality of life you deserve.











**Seating Plaza**  
 • Direct Access to Village Green  
 • Seating for Private Functions

**Leisure Pool**  
 • Jr. Olympic Length  
 • Spray Feature  
 • Orientation for Sunbathing  
 • Pool Bench Seating

**Infant/Children's Wading Pool**  
 • Seating Areas

**Activity Pool**

Seating Area

4' Fence

**Picnic Area**  
 • Lawn  
 • Seating Areas

**Entrance Gate with 8' Wide Walk**

**Bike Rack**  
**Play Structure**

Artist rendition.\*



# *The Heart of the Community*

## *Coastal Oaks at Nocatee Neighborhood Amenities*

*A*t Coastal Oaks at Nocatee, exceptional neighborhood amenities are within walking or biking distance. Whether relaxing by the pool or exercising in the fitness center, a state-of-the-art recreational complex offers an inviting setting, all within the comfort of your gated community.







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***Community Park***  
*Conceptual Site Plan*

Notes: This plan has been created for illustrative purposes only. It does not constitute any law, order, agreement or contract. It is not intended to be used as a basis for any legal action. It is not intended to be used as a basis for any legal action. It is not intended to be used as a basis for any legal action. It is not intended to be used as a basis for any legal action.

Artist rendition.\*





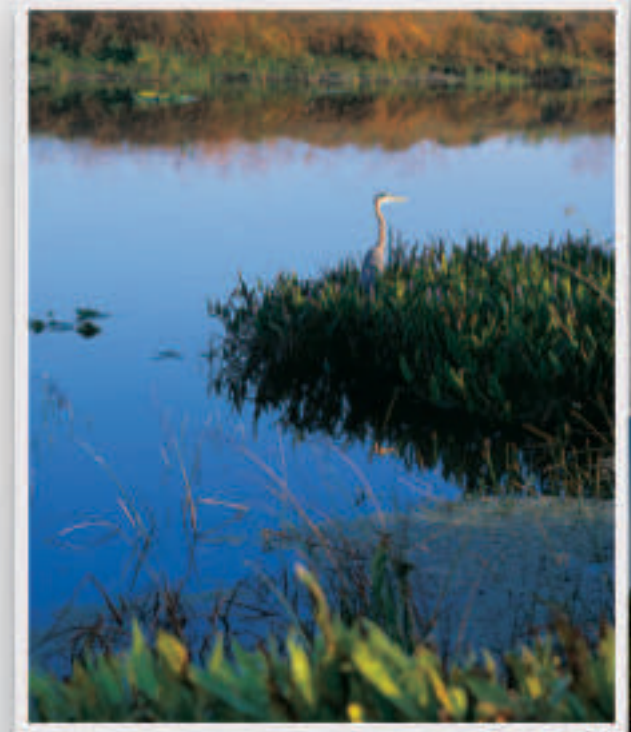
# *Year-round Recreation in Your Backyard*

## *Coastal Oaks at Nocatee Community Park*

The Coastal Oaks at Nocatee community park provides an endless source of recreation with its tennis courts, basketball and volleyball courts, children's playground, and softball and soccer fields.







Artist rendition.\*



# *Surrounded by Nature*

## *Nocatee Community Park*

*I*n addition to the excellent amenities Coastal Oaks offers within the neighborhood, the town of Nocatee has planned an unparalleled park system of more than 300 acres as the cornerstone of this spectacular community. A 75-acre recreational area including an exciting aquatics park, a community center, and many ball fields, and additional athletic facilities serves as the vibrant hub of the community.

Nocatee will be a haven for wildlife as well. Almost two-thirds of Nocatee will be dedicated to conservation and preservation of the natural environment. Providing a peaceful wildlife habitat, the Nocatee Greenway and Nocatee Preserve offers eco-friendly recreation for residents and neighbors in the surrounding area.















*Nocatee Aquatics Park*

*It's More Than Luxury - It's a Lifestyle.*

At Coastal Oaks at Nocatee, sweeping oak trees and peaceful nature preserves provide a tranquil setting for a luxurious neighborhood. Convenient to all types of dining and shopping, and just minutes from the Atlantic Ocean, Ponte Vedra Beach, and downtown Jacksonville and St. Augustine, Coastal Oaks at Nocatee provides a prime location in the heart of it all. With unrivaled amenities, this exclusive, gated community invites you to discover the perfect place to call home.

*Coastal Oaks*

• AT NOCATEE •

*in Ponte Vedra*

*Elegant Carriage Homes, Luxurious Single-Family Estates,  
and Neo-Traditional Single-Family Homes*

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\*Artist renderings throughout have been created for illustrative purposes only. Any amenities, structures, and dimensions, as well as actual landscaping, and parking facilities may vary and are subject to change.

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