

SILVERLEAF INVESTMENT RESIDENTIAL RENTAL WGV

132 MONTHAVEN DRIVE, ST AUGUSTINE, FL 32092



OFFERING SUMMARY

Sale Price:	\$529,000
Building Size:	2,124 SF
Lot Size:	0.15 Acres
Price / SF:	\$249.06
Year Built:	2022
Zoning:	Residential
Market:	Silverleaf

PROPERTY OVERVIEW

Introducing a premier investment opportunity in a prime St. Augustine location. This meticulously crafted, 2,124 SF building was thoughtfully constructed in 2022, offering a modern design and architectural appeal. Beautiful house currently leased until May 31, 2025 for \$2,950 a month. Tenant pays all utilities. 3 bed/2 bath single house with office and retreat. Charming single-story "Charle" floorplan from Lennar nestled on a spacious 50ft lot. The open kitchen concept, centered around a California island adorned with quartz counters, impeccably complementing the 42-inch gray cabinetry and top-tier Frigidaire stainless steel appliances, including a gas range. Step out to screened-in lanai overlooking the backyard. The spacious primary suite has large walk-in closet, bath w/dual vanities, shower & separate tub. Resort style amenities w/pools, tennis, pickleball, clubhouse, parks & more. A-rated St. Johns county schools. Low HOA & No CDD. With 100% occupancy by stable, long-term tenants, this property ensures a hassle-free, income-generating investment for prospective special purpose investors. The meticulously engineered construction and modern amenities elevate the property's desirability, while its strategic positioning promises future appreciation and value growth. With residential zoning and a turnkey, fully leased status, this property presents an attractive opportunity for passive income and long-term stability, making it a standout investment option in the market.

KIMBERLY SIEVERT

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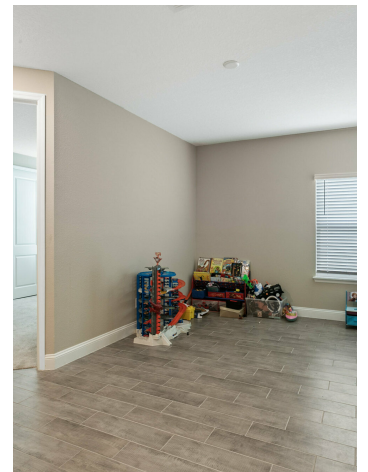
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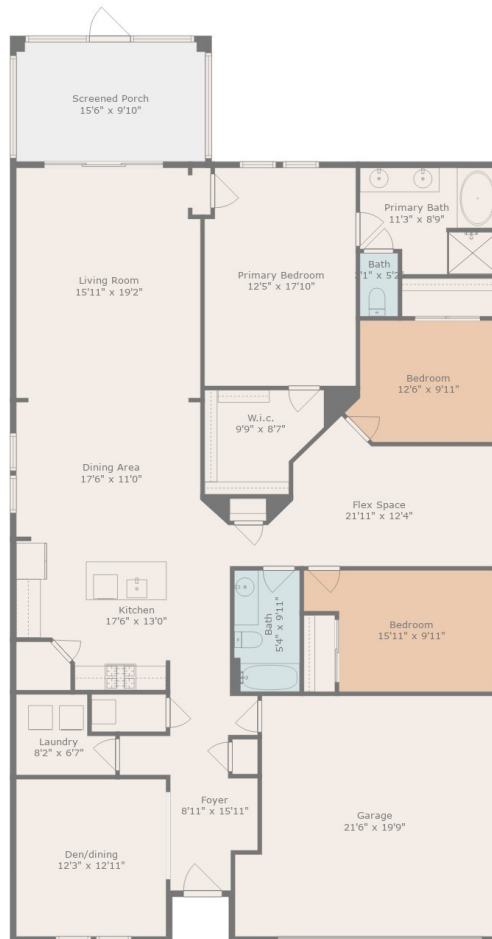
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Dimensions Are Approximate.



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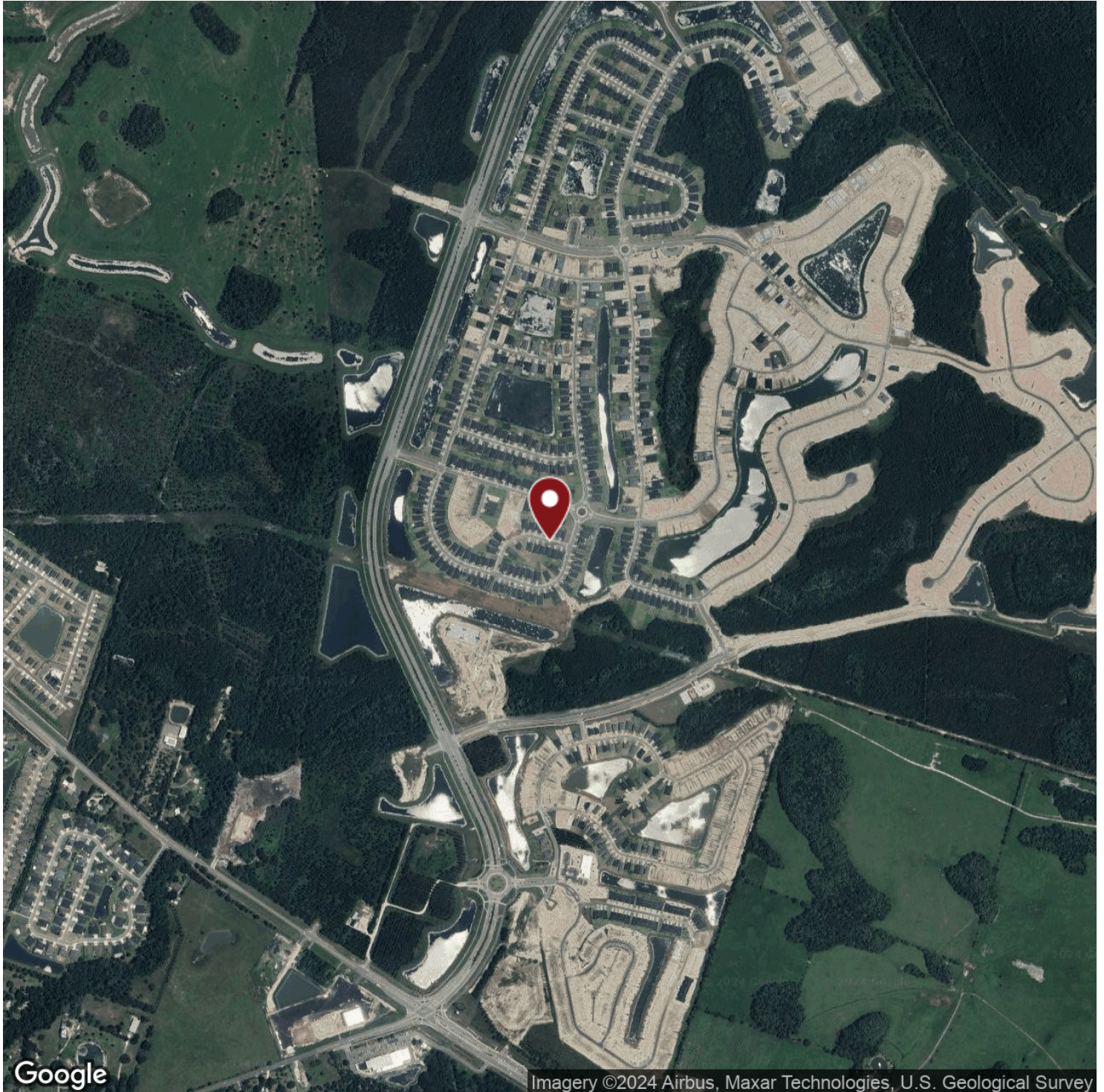
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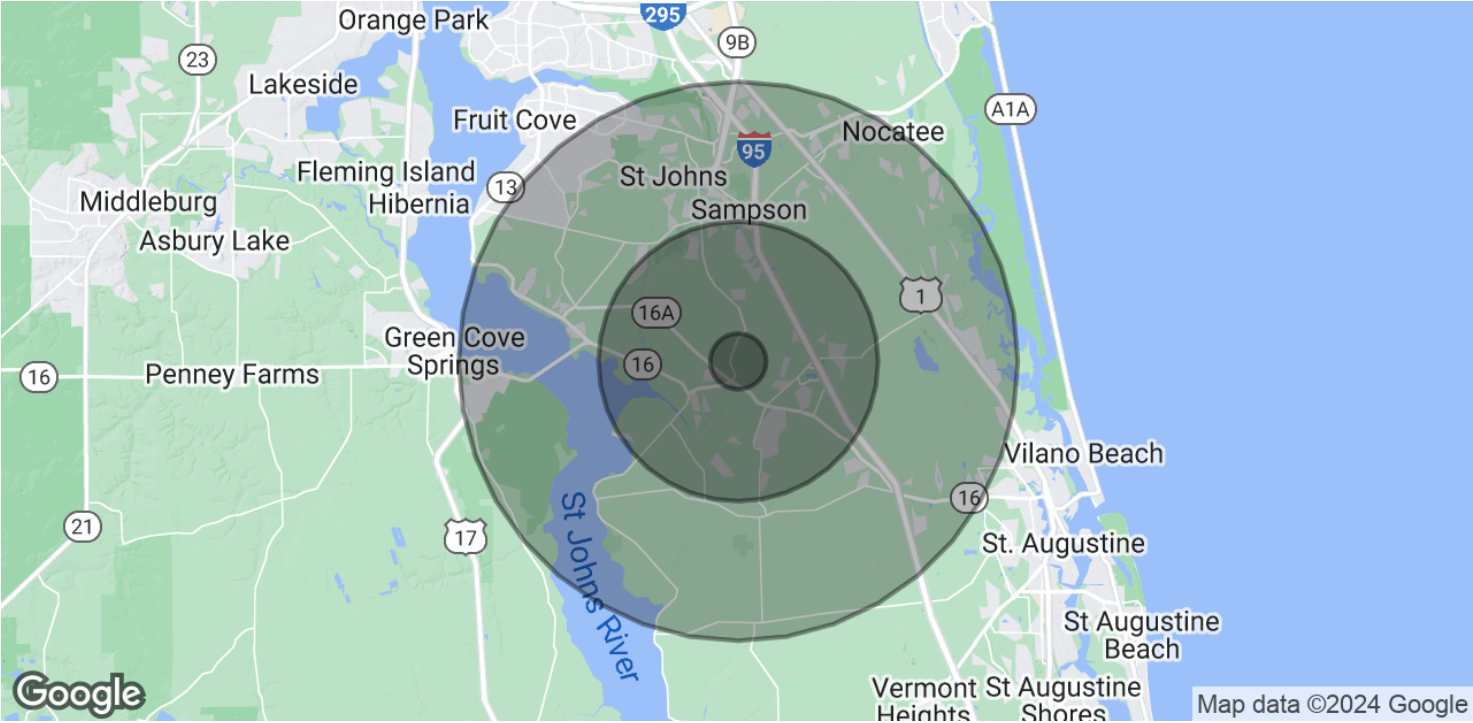
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	580	34,290	123,249
Average Age	52.5	42.5	40.2
Average Age (Male)	54.4	43.1	40.7
Average Age (Female)	51.2	41.8	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	238	13,396	44,080
# of Persons per HH	2.4	2.6	2.8
Average HH Income	\$79,197	\$90,700	\$110,714
Average House Value	\$282,171	\$317,934	\$346,901

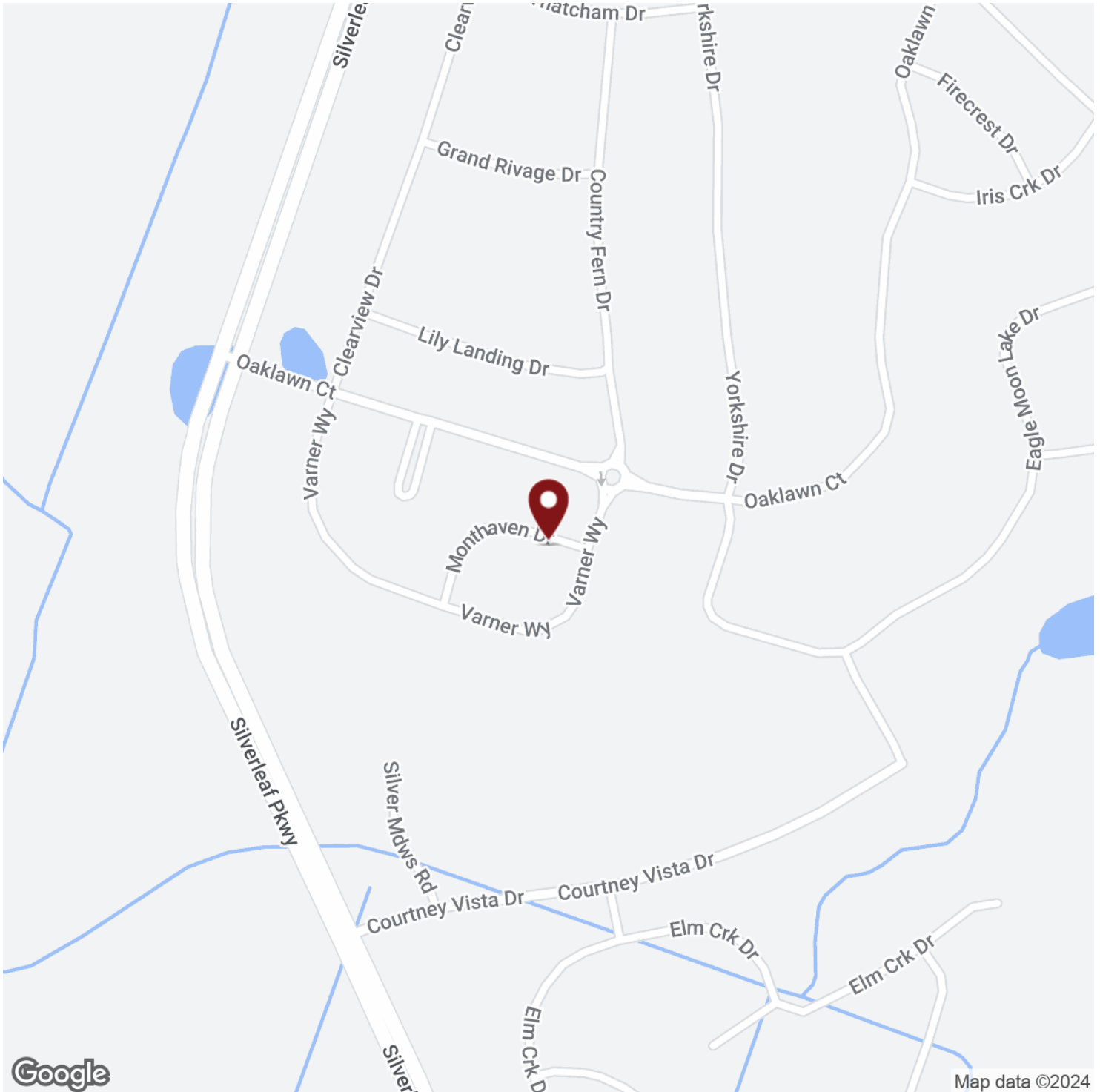
* Demographic data derived from 2020 ACS - US Census

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