

85312 Champlain Drive - Fernandina Beach, FL 32034



*Features:*

Lovely, like-new, one story home constructed in 2019, in very desirable Amelia Walk. Minutes from the beaches. 3 Bed, 2 1/2 Baths, Den w/double doors, 3-car garage. See the amazing water view as you open the front door. Open floor plan. Gourmet kitchen with 42" cabinets, granite countertops, extended island w/cabinets, double ovens, soft close drawers/cabinets, pots/pans drawers. Laundry has wall and base cabinets w/mounted sink. Plank tile flooring throughout common areas. 8" doors, 9" ceiling. Tray ceiling in DR. Custom built-in unit w/swivel mounted TV in family room. Brick paver driveway and covered lanai. Upgraded outdoor lighting. Complete gutters. Fenced back yard (black aluminum). Amazing upgraded landscape. Community offers fitness room, pool, tennis, playground and soccer fields.

**\$405,000**

Bedrooms: 3  
Baths: 2.5  
Garage: 3 car  
Sq. Ft Living: 2,366  
Sq. Ft. Total: 3,398  
Acres: 0.179  
MLS #: 1103924

[www.85312-champlain-dr-fernandina-beach-fl-32034.com](http://www.85312-champlain-dr-fernandina-beach-fl-32034.com)



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