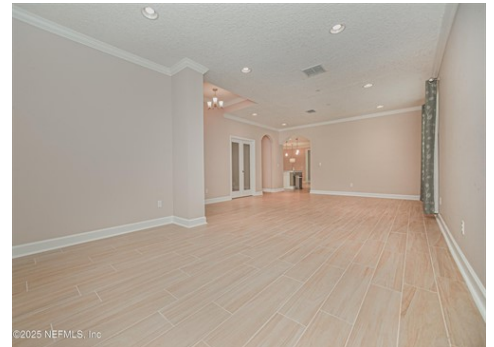




\$ 575,000



1356 Barrington Cir, Saint Augustine, FL 32092

- » Beds: 3 | Baths: 3 Full
- » MLS #: 2094703
- » Single Family | 2,532 ft<sup>2</sup> | Lot: 8,276 ft<sup>2</sup>
- » More Info: [1356BarringtonCir.IsForSale.com](https://1356BarringtonCir.IsForSale.com)



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#### Remarks

Welcome to your private sanctuary in the prestigious King & Bear, a guard-gated golf community within World Golf Village. This exquisite 3-bedroom, 3-bathroom home with a spacious office, three-car garage, formal living and dining areas, and a generously sized family room offers a harmonious blend of luxury, function, and natural beauty. Thoughtfully updated and meticulously maintained, this residence is ideally situated on an oversized conservation lot, where frequent visits from birds and deer complement the peaceful woodland backdrop. Curb appeal abounds with a paver-framed driveway and walkway leading to the expansive garage featuring a durable Shark Coat epoxy floor. The custom front door adds a touch of elegance and security, welcoming you into a sunlit interior with soaring ceilings and graceful transitions between living spaces. The formal living room and separate dining area are ideal for entertaining, while the spacious family room, framed by large windows, offers serene views of the preserve. A flexible private office provides an ideal setting for remote work, creative pursuits, or could serve as a guest room if desired. The kitchen serves as the heart of the home and has been tastefully refreshed with replaced cabinet doors and refinished cabinetry.

