



## The Marina AT ORTEGA LANDING

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With the city of Jacksonville split by the St. Johns River, we can't help but be a boating community! But where do you harbor your boat when you're not out on the water? Take a look at one of the area's newest and most modern marinas, The Marina at Ortega Landing.

Located at 4234 Lakeside Drive in Jacksonville, this is a world-class facility with state-of-the-art Bellingham floating docks, a beautiful clubhouse and is managed by Mango Bay Vacation Rentals, LLC. Yes, boating is like being on vacation, so why not manage it the same way?

What makes this marina special? First, you notice everything is clean and orderly — shipshape is the order of the day. Everything is well maintained and there are upgrades always taking place. Marina staff member Bill is always busy improving the grounds, docks and clubhouse. Even the boats are in excellent condition and the docks are free of clutter — no floating wrecks here. And while you can work on your

boat or have a contractor do so for you, everything is cleaned up daily. The reasonable rules are strictly enforced, but done so gently and fairly an enjoyable atmosphere is provided for all. Dockmaster Bruce and dockhand Issac are always available to assist boaters with their needs.

While being on your boat is fun, it is nice to debark and stretch your land legs. At The Marina at Ortega Landing, you can lounge by the pool or loosen up in the heated spa. Lounge chairs and umbrella tables provide the perfect venue to get back your land legs. There is even a dog park on the grounds for your pet to frolic while you relax on a bench in the shade.

Perhaps you've grown a bit weary of your small onboard boat shower — then use one of the several clubhouse showers with lots of space and endless hot water! All the facilities are extremely clean. While you're at it, why not wash your clothes, too? Washers and dryers are available for boaters' use as well as a supply of fresh ice to take on

the boat. All these and other amenities are complimentary for the guests at the marina, including free Wi-Fi.

Perhaps you want to seek some quiet time alone. Visit the second floor of the clubhouse where you will find a combination library and large living room center. Here, you can take a book from the library and read in one of the various sitting areas or watch the big game on television. And if you brought some snacks, there is a convenient kitchen area for your use, too. The clubhouse and pool deck can be rented for private parties and events, with weddings and birthday parties frequently hosted there. The lovely view of the Ortega River and the marina provides the perfect backdrop for any event. Call marina office manager Georgette to reserve the clubhouse for your special event.

With The Marina at Ortega Landing as your home port, you will need repairs and maintenance performed locally on your vessel. While the marina does not have boat repair facilities, it does have several repair yards immediately next door. Here you can find several good full-service marinas to have most any kind of work completed on your boat.

Sailboat owners, note that the US 17 bridge nearby has a 45' clearance, so if you are coming from the downtown Jacksonville direction, go to Sadler Point Marina on the east side of the US 17 bridge. Power boaters have the additional choices of Lambs Marina or Huckins Marina on the immediate west side of the bridge. All these full-service marinas are located on the Ortega River at "Marina Mile" on Lakeshore Drive near Avondale.

If you happen to run short of food or boat supplies, you will find all the shopping you need just a couple blocks away. Located here is a Publix grocery store, several clothing stores, many restaurants, two banks and even a West Marine store for all your boating needs. And only a mile away is the historic area of Avondale, where you can stroll and enjoy window shopping and fine cuisine at one of the many local restaurants.

With the many sidewalk cafes, you will think you are vacationing in a small town somewhere in Europe. To get to Avondale, sign out one of the many complimentary bicycles at the marina and enjoy a scenic bike ride through this neighborhood of old oak trees and large stately homes.

With such a great location and plethora of amenities, you will want to live here at The Marina at Ortega Landing — and you can! Directly overlooking the marina are the River Homes at Ortega Landing. These eight new luxury condominiums host gorgeous views of the marina, the Ortega River and part of the St. Johns River.

All the residences are three bedroom/three bath with approximately 2,650 square feet under air plus a 280-square-foot balcony overlooking the marina. Large glass sliding doors and oversized windows provide an expansive view that is breathtaking. Kitchen appliances are stainless GE Monogram, with granite countertops throughout. A separate laundry room in each residence contains a front loading GE washer and dryer.

No need to worry about finding a parking space, as you will have your own covered and secure parking under the building, with additional storage next to your parking space. Pricing for these luxury residences starts at \$530,000 for a first floor up to \$600,000 for a penthouse. For a tour of the facilities, call The Marina at Ortega Landing at 904.387.5538 and speak to harbormaster Warren Hickernell. He will be happy to accommodate you.

The Marina at Ortega Landing offers the boater a true luxury lifestyle with a modern marina for your boat and a spacious luxury residence from which to view it. The marina and water views make each morning an eye-pleasing event. During the day, one can enjoy all the amenities the marina offers, and in the evening, enjoy the twinkling of boat lights in the night. With your home port just outside your own residence, you have it all at your fingertips — a luxury lifestyle with stunning views and lots of wonderful friends. Come stay at The Marina at Ortega Landing.

