

THE
ATWATER

AT NOCATEE

WHERE LIFE
SIMPLY FLOWS



CURRENT LIVING. DELIGHTFULLY DESIGNED.

WELCOME TO THE ATWATER AT NOCATEE

Welcome to a place where life simply flows – where the sun shines brightly, the neighbors are inviting, and you are immersed in a lifestyle unlike any other. Here, you will find a thriving community full of little delights and big adventures. Beautiful grounds and resort-style amenities inspire and engage, and thoughtfully designed homes provide a refreshing retreat. This is the place to explore the things that excite you, build connections that last, and enjoy every new day.



The Atwater at Nocatee is just the right blend of a serene, resort-inspired enclave and a dynamic, engaged community that will keep your social calendar as full as you wish. Treat yourself to a second-to-none lifestyle in a breathtaking environment, a place where you'll forge meaningful connections with people who share your spirit of adventure, your lust for life, and your passion for that which matters most—making the very best of each day.

AN EXTRAORDINARY LIFESTYLE



At The Atwater, we understand that home is not just where you live - it's where you thrive. Opportunities abound to be creative, learn new things, stay active, rejuvenate your body and mind, and foster new friendships.

Our Lifestyle Director curates an enriching and engaging resident experience calendar to suit a wide variety of interests.

When you're ready to relax, lounge poolside or on your serene patio or balcony. Curl up with a good book in our library. Feel the soil between your fingers in our community garden.

Whatever an extraordinary lifestyle means to you, you will find it at The Atwater.





EXCEPTIONAL AMENITIES

- Designer-curated interior finish packages
 - Spacious patios and balconies*
 - USB connectivity
 - Open concept kitchens with kitchen islands*, shaker cabinetry, granite countertops, subway tile backsplash, and stainless steel appliances
 - Relaxing baths with double vanity sinks* and subway tile showers
 - Bronze fixtures & hardware
 - Luxury wood-look flooring throughout homes*
 - 9 foot ceilings
 - In-unit washer/dryer
 - Walk in closet*
 - Resort pool and pool deck with entertainment space
 - Professional maintenance staff
 - Lifestyle director who executes a robust resident programming calendar
 - Community garden
 - Bike storage with outdoor access
 - Elevators and air-conditioned corridors
 - Pet-friendly with on-site dog park and paw spa
 - Club room with cafe style seating and fireplace
 - Social kitchen with large community dining table
 - Walking trails and social lawn with games, bocce ball, and communal space for music and fitness
 - Library/media room with community books and gathering nooks
 - Furnished mail & package room with locking system
 - Ample storage rooms available*
 - Golf cart rental service
 - Garages available*
 - Close proximity to St. John's Town Center and Nocatee Center
 - Minutes from pristine beaches at Mickler's Landing
- * with select homes



FLOORPLANS

ONE BEDROOM

AMELIA | 628 SQ. FT.

1 BD | 1 BA

A1



ARLINGTON | 748 - 797 SQ. FT.

1 BD | 1 BA

A2



BELLS | 762 - 809 SQ. FT.

1 BD | 1.5 BA

A3



ETONIA WITH DEN | 884 SQ. FT.

1 BD | 1 BA

A4



ONE BEDROOM

DUNNS | 826 - 871 SQ. FT.

1 BD | 1 BA

A5



THOMAS CREEK | 763 SQ. FT.

1 BD | 1 BA

A6



FORT GEORGE | 867 SQ. FT.

1 BD | 1 BA

A7



HORSE CREEK | 888 SQ. FT.

1 BD | 1.5 BA

A8



TWO BEDROOM

MANATEE | 1,083 - 1,119 SQ. FT.

2 BD | 2 BA

B2



MYAKKA HEAD | 1,292 - 1,302 SQ. FT.

2 BD | 2.5 BA

B3



NASSAU | 1,215 SQ. FT.

2 BD | 2.5 BA

B4



NASSAU WITH DEN | 1,312 SQ. FT.

2 BD | 2.5 BA

B4



TWO BEDROOM

PEACE RIVER | 1,229 SQ. FT.

2 BD | 2 BA

B5



JOSHUA CREEK | 1,034 SQ. FT.

2 BD | 2 BA

B6



THREE BEDROOM

SAINT JOHNS | 1,406 - 1,473 SQ. FT.

3 BD | 2 BA

C1



SAINT MARYS | 1,641 SQ. FT.

3 BD | 2 BA

C2





RESIDENT EXPERIENCE

“We are active seniors and Atwater at Nocatee offers many opportunities to be active with the community here. Our apartment is bright with sunshine all day which means our plants are thriving. Us, too! The few times I have needed maintenance, the crew fixed the problem straightaway. I had a request for a special cable to be attached to the TV in the Yoga room to accommodate my computer. Tom figured out what I needed and was diligent in finding the right equipment. There are so many amenities, you need to see them for yourself. Atwater is far above any apartment I have rented.”

- MARGE B.

“Love all of the people who work and live here. Every building is clean and the residents make sure everyone feels welcome.”

- JENNIFER T.

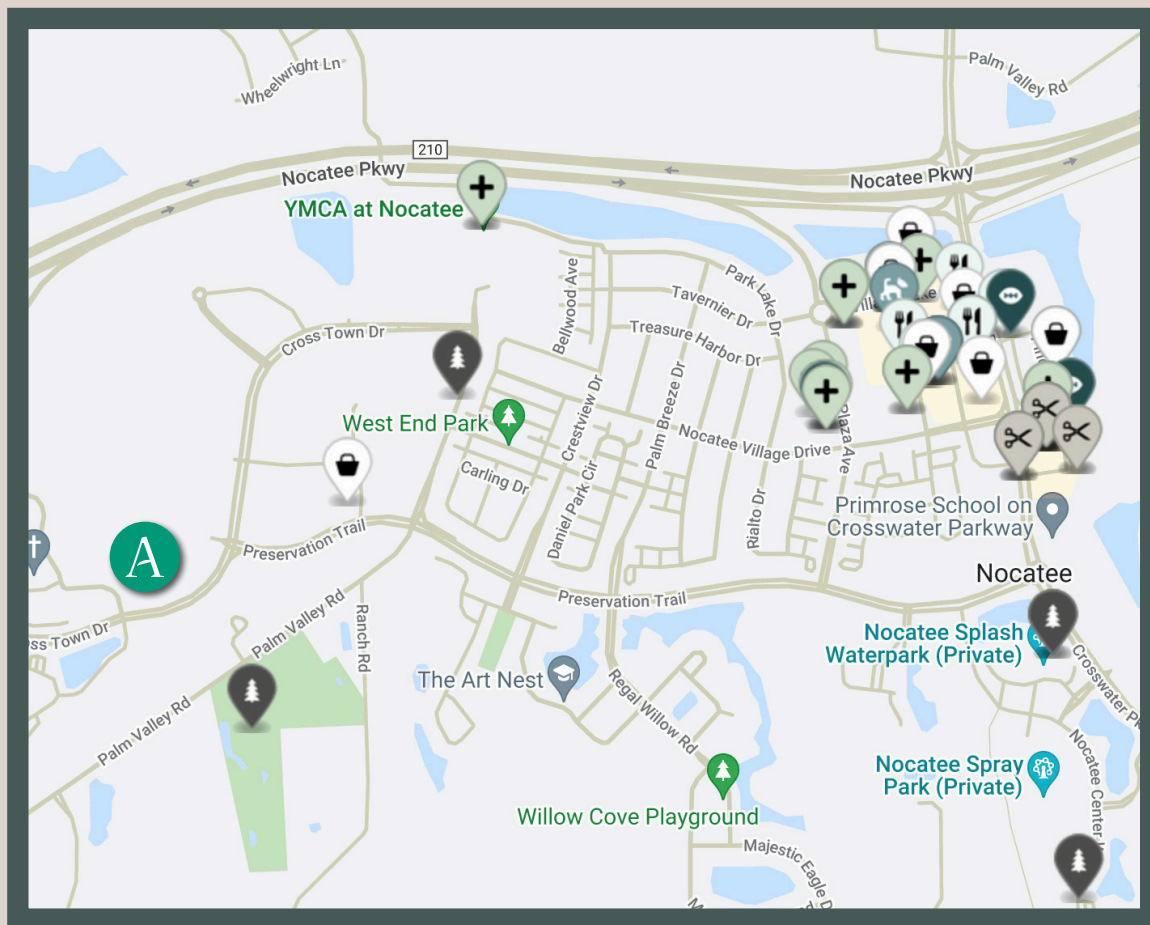
“The pool area is incomparable and so much to do. So relaxing!”

- NICOLE W.

“We love this place. Very friendly staff and lovely residents. It was a great choice for us.”

- TODD T.





FITNESS

Anytime Fitness
Burn Boot Camp
Grace Conservatory of Dance
Orange Theory Fitness
Planet Swim
Titan Up Fitness
Topgolf

RESTAURANTS

Barbara Jeans
Dicks Wings & Grill
First Watch
Mshack
Palm Valley Fish Camp
Panera
Pieology
South Kitchen & Spirits
Tanks Sushi
The Loop Pizza Grill
Tijuana Flats
Timotis
Treyler Park
Valley Smoke

HEALTH & WELLNESS

Aesthetix Plus MedSpa
Baptist Health
Barnhorst Eye & Laser
Bluewater Dental
Brooks Rehabilitation
Care SPOT Urgent Care
Crosswater Dental Care
East Coast Family Chiropractic
First Coast Allergy & Asthma
Flagler Health Village
Jacksonville Orthopedic Institute
Lazzara Orthodontics
Palm Leaf Dental

Ponte Vedra Pediatric Dentistry & Orthodontics
Ponte Vedra Plastic Surgery - Nocatee
Psych Ed Connections
Rainbow Pediatric Center
Spavia
St. Johns Eye Associates
True Wellness Health Center at Nocatee
UF Health Family Medicine and Pediatrics - Nocatee

RECREATION

Bicycles Etc.
Davis Park

Guana River Wildlife Area
Nocatee Fields
Nocatee Mountain Bike Trails
Nocatee Preserve
Nocatee Welcome Center & Splash Park
Palm Valley Golf Club
YMCA Nocatee

SHOPS

Coastal Wine Market
CVS Pharmacy
Dunkin Donuts
Greenwise Market
Publix
Starbucks



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ATWATERATNOCATEE.COM

