



**5.5%**  
6.254% APR FHA  
6.452% APR VA

**30-YEAR FIXED RATE**

FHA\* OR VA\*\*

PLUS UP TO

**\$8,000**

TOWARD TOTAL CLOSING COSTS\*\*\*

## ***NOW SELLING IN*** **WESTON WOODS**

Weston Woods is a new single-family community located on Sandler Road in Duval County, Florida. This quaint new home community features 39 beautiful homesites and is very private with only one entrance. Its location provides a serene escape yet offers easy access to the major Jacksonville corridors of I-295, I-10, I-95 and Cecil Commerce Center Parkway.

### **COMMUNITY HIGHLIGHTS:**

- Priced in the \$300s
- Large homesites
- Luxurious features used in more expensive houses such as paver driveway, granite kitchen countertops, Quartz countertops in the bathrooms, JamesHardie™ Statement Collection™ siding on all sides with ColorPlus® Technology, and tile flooring in the main living areas.
- No CDD fees
- Close to restaurants, entertainment and shopping at Oakleaf Town Center
- 12 miles to NAS Jacksonville
- Ascension St. Vincent's Clay County Hospital only 12 minutes away
- Near area golf courses
- Close to Cecil Commerce Center & Branan Field Wildlife and Environmental Area



### **MODEL HOME COMING SOON**

Directions: I-295, west on 103rd St. for 4.2 miles, left on Old Middleburg Road for 1.1 miles, right on Sandler Rd., right into Weston Woods

### **CONTACT:**

Larry Lanier 904-237-5844  
llanier@sedaconstruction.com

Special applies to presales in Weston Woods. \*Rates as of 1/5/24 and based on a sales price of \$375,000. \*For FHA 30-year fixed rate, interest rate of 5.5% (6.254% APR) is for a FHA loan which will be owner occupied with a 3.5% down payment and a minimum credit score of 640, loan amount of \$368,207 and P&I of \$2,010. \*\*VA 30-year fixed rate, interest rate of 5.5% (6.452% APR) is for a VA loan which will be owner occupied with a 0% down payment and a minimum credit score of 640, loan amount of \$383,062 and P&I of \$2,175. Interest rates, payments, terms and availability of these loan programs are examples only and are subject to change without notice. Interest rates may not be available at time of loan commitment or closing. Loans are subject to credit approval. Restrictions and conditions may apply. Offers, incentives and seller contributions are subject to certain terms, conditions and restrictions. Special offer applies to full-priced contracts written between 1/1/24-1/31/24. SEDA New Homes reserves the right to change or withdraw any offer at any time. \*\*\*SEDA pays up to \$8,000 towards total closing costs with SEDA approved lender. Price and availability subject to change without notice. CGC020880. SEDA Construction Company 1/5/24



# SANDY POINTE PRESERVE

**BUILD NOW - SAVE UP TO \$15,000\***



WRITE A CONTRACT TO BUILD  
BETWEEN JAN 1-31 & RECEIVE

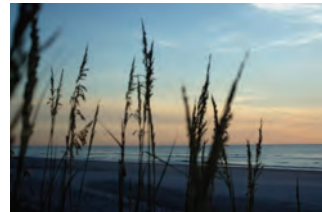
**\$10,000\* IN FREE OPTIONS\***

**PLUS**

**\$5,000 TOWARD  
TOTAL CLOSING COSTS\***

Live where you vacation! Located just 4 miles from prestigious Amelia Island, Sandy Pointe Preserve offers luxurious living in Nassau County. Residents can enjoy the pristine beaches, fabulous restaurants, excellent shopping and challenging golf courses all just minutes away.

- Prices starting in the \$500s
- Coastal floor plans between 2,228 - 3,225 sq. ft.
- Private, gated community
- 3rd-car garages featured on all homes
- Large, 75' lakefront, preserve & cul-de-sac homesites
- Excellent schools
- Low HOA dues
- No CDD fees



CONTACT: Model (904) 829-5041 Address: 95149 Sandy Pointe Dr., Fernandina Bch  
Lorie Bukovsky (904) 556-6032 lbukovsky@sedanewhomes.com  
Mechelle Kirkwood (904) 753-7996 mkirkwood@sedanewhomes.com

SEDA Construction Company-CGC020880 \*See agent for details- \$10,000 FREE showroom options must be spent in the SEDA showroom for options only, does not apply to structural changes and cannot be taken off of the house price. In Sandy Pointe Preserve, SEDA pays up to \$5,000 toward total Closing Costs with SEDA approved lender. Only applies to full priced contracts written between 1/1/24-1/31/24. DOES NOT APPLY TO INVENTORY HOMES. This offer is for a limited time only & cannot be combined with any other specials. Price & availability subject to change without notice. All renderings are conceptual drawings only and not meant to represent the actual colors or included features of the home or property. Builder reserves the right to modify. Dated 1/5/24





# SOUTHWIND PLANTATION

**BUILD NOW - SAVE UP TO \$15,000\***



WRITE A CONTRACT TO BUILD  
BETWEEN JAN 1-31 & RECEIVE

**\$10,000\* IN FREE OPTIONS\***

**PLUS**

**\$5,000 TOWARD  
TOTAL CLOSING COSTS\***

Southwind Plantation offers serene homesites that range between 1½ to 2+ acres. Located just west of St. Augustine on Cabbage Hammock Road, residents will enjoy the quiet country setting with easy access to all that St. Augustine and St. Johns County living has to offer.

- New homes from the \$600s
- Floorplans between 2,472-3,312 sq. ft.
- Luxurious features
- Large 1½ to 2+ acre homesites
- PRD Zoning - Keep your horse, RV or boat onsite
- Serene location minutes from downtown St. Augustine & I-95
- No CDD fees



This community does not have a model center. TO SCHEDULE AN APPOINTMENT CONTACT :

Dawn Cronin (904) 333-0934 [dcronin@sedaconstruction.com](mailto:dcronin@sedaconstruction.com)



SEDA Construction Company-CGC020880 \*See agent for details- \$10,000 FREE showroom options must be spent in the SEDA showroom for options only , does not apply to structural changes and cannot be taken off of the house price. In Southwind Plantation, SEDA pays up to \$5,000 toward total Closing Costs with SEDA approved lender. Only applies to full priced contracts written between 1/1/24-1/31/24. DOES NOT APPLY TO INVENTORY HOMES. This offer is for a limited time only & cannot be combined with any other specials. Price & availability subject to change without notice. All renderings are conceptual drawings only and not meant to represent the actual colors or included features of the home or property. Builder reserves the right to modify. Dated 1/5/24



# SANDY RIDGE

**BUILD NOW - SAVE UP TO \$18,000\***



WRITE A CONTRACT TO BUILD  
BETWEEN JAN 1-31 & RECEIVE

**\$10,000\* IN FREE OPTIONS\***

**PLUS**

**\$8,000 TOWARD  
TOTAL CLOSING COSTS\***

Sandy Ridge is a serene new home community that is convenient to the historic charm of downtown Fernandina and the elegance of Amelia Island. This gated community features large 75' x 120' homesites with picturesque lakefront views, no CDD fees, plus easy access to US-17 and I-95.

- Prices starting in the \$400s
- Coastal floor plans between 2,188 - 3,083 sq. ft.
- Private, gated community
- Large, 75' homesites
- Excellent schools
- No CDD fees



MODEL ADDRESS: 85113 SANDY RIDGE LOOP, YULEE, FL 32097 904-491-1955

AGENTS: Sherry Stoutamire - cell (904) 671-2159  
sstoutamire@SEDAconstruction.com

Lauren Becerra - cell (904) 624-6369  
lbecerra@SEDAconstruction.com

SEDA Construction Company-CGC020880 \*See agent for details- \$10,000 FREE showroom options must be spent in the SEDA showroom for options only , does not apply to structural changes and cannot be taken off of the house price. In Sandy Ridge, SEDA pays up to \$8,000 toward total Closing Costs with SEDA approved lender. Only applies to full priced contracts written between 1/1/24-1/31/24. DOES NOT APPLY TO INVENTORY HOMES. This offer is for a limited time only & cannot be combined with any other specials. Price & availability subject to change without notice. All renderings are conceptual drawings only and not meant to represent the actual colors or included features of the home or property. Builder reserves the right to modify. Dated 1/5/24





# EDWARDS CREEK ESTATES

**BUILD NOW - SAVE UP TO \$15,000\***

WRITE A CONTRACT TO BUILD  
BETWEEN JAN 1-31 & RECEIVE

**\$10,000\* IN FREE OPTIONS\***

**PLUS**

**\$5,000 TOWARD  
TOTAL CLOSING COSTS\***

Edwards Creek Estates is located in Duval County on Lons Place, located off of Boney Road. This serene community has beautiful 1-acre wooded & waterfront homesites available.

- New homes from the \$500s
- Coastal floorplans between 2,080-3,441 sq. ft.
- Luxurious features
- Large, one-acre wooded homesites
- 2 waterfront homesites
- RV & boat parking allowed\*
- Quiet, serene location
- No CDD fees



This community does not have a model center. TO SCHEDULE AN APPOINTMENT CONTACT :  
Lauren Becerra (904) 624-6369 | lbecerra@sedanewhomes.com



SEDA Construction Company-CGC020880 \*See agent for details- \$10,000 FREE showroom options must be spent in the SEDA showroom for options only , does not apply to structural changes and cannot be taken off of the house price. In Edwards Creek Estates, SEDA pays up to \$5,000 toward total Closing Costs with SEDA approved lender. Only applies to full priced contracts written between 1/1/24-1/31/24. DOES NOT APPLY TO INVENTORY HOMES. This offer is for a limited time only & cannot be combined with any other specials. Price & availability subject to change without notice. All renderings are conceptual drawings only and not meant to represent the actual colors or included features of the home or property. Builder reserves the right to modify. Dated 1/5/24

