



**5.5%**  
6.249% APR FHA  
6.447% APR VA  
**30-YEAR FIXED RATE**  
FHA\* OR VA\*\*  
PLUS UP TO  
**\$8,000**  
TOWARD TOTAL CLOSING COSTS\*\*\*

## NEW HOME FOR SALE IN HIDEAWAY

READY SOON



### HILLCREST BONUS C - LOT 4

Address: 86773 Lazy Lake Cir, Yulee, FL 32097

- 3 bd, 3 ba + bonus room, 2,021 sq ft
- Covered back porch
- Wood-look vinyl flooring in the foyer, dining, kitchen, laundry, gathering room, hallway and powder bath
- Granite countertops & tile backsplash in the kitchen
- Owner's bath has a large walk-in shower

**\$446,900**



Located in Nassau County with community pool, playground, excellent schools and NO CDD fees

CONTACT: MODEL: 86501 LAZY LAKE CIRCLE, YULEE, FL 32097 904-225-2734

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

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

\*Rates as of 1/5/24 and based on a sales price of \$431,900. \*\*For FHA 30-year fixed rate, interest rate of 5.5% (6.249% 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 \$424,076 and P&I of \$2,408. \*\*\*VA 30-year fixed rate, interest rate of 5.5% (6.447% 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 \$441,185 and P&I of \$2,505. 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 these inventory homes only for 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 1/11/24



www.sedanewhomes.com







UP TO  
**\$13,000**  
TOWARD TOTAL  
CLOSING COSTS\*

## NEW HOME FOR SALE IN LINDA LAKES

READY NOW



**CRESTVIEW C - LOT 83**

Address: 1625 Lewis Lake Lane, Middleburg, FL 32068

- 3 bd, 2 ba, study
- 1,904 sq ft
- Tile-plank flooring in the foyer, dining room, kitchen, gathering room, laundry, hallway, study and all bathrooms
- Quartz countertops in the kitchen, tile backsplash, cabinet hardware, and upgraded faucet
- Covered back porch
- Community pool
- Playground
- Pooch park
- Lighted lakefront cabanas
- Gated entrance

**\$399,900**



**Model address: 1629 Linda Lakes Ln., Middleburg, FL 32068**  
**Model phone: (904) 573-6026**

**Larry Lanier - cell (904) 237-5844**  
**llanier@sedanewhomes.com**



HONORED TO BE VOTED  
**BEST LOCAL  
HOME BUILDER**  
FOR A 6TH YEAR IN A ROW!  
2016 • 2017 • 2018 • 2019 • 2020 • 2021

CGC020880. SEDA Construction Company. \*SEDA pays up to \$13,000 towards total closing costs with SEDA approved lender. Price and availability subject to change without notice. Special offer applies to this inventory home only for full-priced contracts written between 1/1/24-1/31/24.

[www.sedanewhomes.com](http://www.sedanewhomes.com)







**5.5%**  
6.241% APR FHA  
6.441% APR VA

**30-YEAR FIXED RATE**  
FHA\* OR VA\*\*

**PLUS UP TO**  
**\$8,000**  
TOWARD TOTAL CLOSING COSTS\*\*\*

## NEW HOMES FOR SALE AT SANDY RIDGE

Lot	Address	Bed/Ba	Sq. Ft.	Floorplan	Price	Ready
18	85156 Sandy Ridge Loop	3/2/study	2263	Austin C	\$543,500	Now
19	85164 Sandy Ridge Loop	4/3	2380	Palazzo II C	\$554,900	Now
14	85124 Sandy Ridge Loop	3/2/study	2188	Waltham II C	\$539,900	Now
66	85169 Sandy Ridge Loop	4/3	2736	Albatera II C	\$595,900	Now
81	85345 Sandy Ridge Loop	4/3	2497	Carrollview B	\$579,500	January
49	85448 Sandy Ridge Loop	3/2/ study	2080	Waltham II B	\$549,900	January
65	85161 Sandy Ridge Loop	3/3.5/study/ entertainment area	3075	Almeria D	\$657,900	February
67	85177 Sandy Ridge Loop	4/3	2497	Carrollview C	\$617,900	February
69	85193 Sandy Ridge Loop	4/3/study	2621	Venice C	\$624,900	February
28	85252 Sandy Ridge Loop	4/3	2380	Palazzo C	\$576,900	March
33	85292 Sandy Ridge Loop	4/3/study	3083	Amelia C	\$657,900	March
35	85308 Sandy Ridge Loop	4/3	2485	Cherryfield D	\$606,900	March
68	85185 Sandy Ridge Loop	4/2.5/study/media room	2472	Monterey D	\$633,900	March

**To view floorplans and photos, visit [www.sedanewhomes.com](http://www.sedanewhomes.com)**

Located in Nassau County on Miner Rd  
with gated entrance & luxurious features  
close to Amelia Island

**CONTACT: MODEL CENTER: 85113 SANDY RIDGE LOOP, YULEE, FL 32097 904-491-1955**  
**Sherry Stoutamire..cell (904) 671-2159 [ssoutamire@SEDAconstruction.com](mailto:ssoutamire@SEDAconstruction.com)**  
**Lauren Becerra.....cell (904) 624-6369 [lbecerra@SEDAconstruction.com](mailto:lbecerra@SEDAconstruction.com)**

\*Rates as of 1/5/24 and based on a sales price of \$545,000. \*For FHA 30-year fixed rate, interest rate of 5.5% (6.241% 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 \$535,128 and P&I of \$3,039. \*\*VA 30-year fixed rate, interest rate of 5.5% (6.441% 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 \$556,717 and P&I of \$3,161. 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 these inventory homes only for full-priced contracts written between 1/2/24-1/31/24. 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 1/11/24







# 5.5%

6.241% APR FHA  
6.441% APR VA

### 30-YEAR FIXED RATE

FHA\* OR VA\*\*

PLUS UP TO

# \$8,000

TOWARD TOTAL CLOSING COSTS\*\*\*

## NEW HOMES FOR SALE AT SANDY CREEK



LOT	FLOORPLAN/ ADDRESS	BED/BATH/ GARAGE	SQ. FT.	PRICE
2E-109	Austin A 55 Katie Creek Court	3/2/study 2-car	2,210	<del>\$533,900</del> <b>\$528,900</b>
2E-115	Carrollview C 56 Suzanne Lake Dr.	4/3/study 2-car	2,497	<del>\$566,500</del> <b>\$558,900</b>
2E-102	Monterey D 18 Katie Creek Court	4/3.5/study/media 2-car	2,472	<b>\$614,500</b>
2E-116	Albatera II C 42 Suzanne Lake Dr.	4/3 3-car	2,736	<b>\$607,500</b>
2C-2	Albatera II B 37 Dawson Creek Way	4/3 3-car	2,736	<b>\$599,900</b>
2C-3	Cherryfield II D 49 Dawson Creek Way	4/3 3-car	2,485	<b>\$584,900</b>

### COMMUNITY HIGHLIGHTS:

- Serene lakefront and preserve homesites
- Pooch park, playground, and recreation area
- A-Rated schools
- No CDD fees

### CONTACT:

model address: 44 Dawson Creek Way, St. Augustine, FL 32095

Matt Lowry cell (904) 347-1201  
mlowry@SEDAconstruction.com

\*Rates as of 1/5/24 and based on a sales price of \$545,000. \*For FHA 30-year fixed rate, interest rate of 5.5% (6.241% 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 \$535,128 and P&I of \$3039. \*\*VA 30-year fixed rate, interest rate of 5.5% (6.441% 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 \$556,717 and P&I of \$3,161. 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 these inventory homes only for 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 1/11/24

HONORED TO BE VOTED  
**BEST LOCAL  
HOME BUILDER**  
FOR A 6TH YEAR IN A ROW!  
2016 • 2017 • 2018 • 2019 • 2020 • 2021

www.sedanewhomes.com







**REDUCED PRICES  
PLUS UP TO  
\$15,000  
TOWARD TOTAL  
CLOSING COSTS\***

## NEW HOMES FOR SALE AT **SANDY POINTE PRESERVE**

**READY NOW**



### BRIDGECREEK A - LOT 56

95260 Sandy Pointe Dr., Fernandina Beach FL 32034

- 2,495 sq ft
- 4 bedrooms, 3 bathrooms
- Large storage area in the garage
- Laminate wood-look flooring in the foyer, dining, kitchen, laundry, gathering room, drop zone, hallways and powder room
- Soft close in the kitchen
- Quartz countertops

**was \$613,900  
now \$599,800**

**READY NOW**



### HAMPTON A - LOT 58

95272 Sandy Pointe Dr., Fernandina Beach FL 32034

- 2,779 sq ft
- 4 bedrooms, 3 bathrooms + a study
- Gourmet kitchen with 36" cooktop, oven tower, large island
- Laminate wood-look flooring in the foyer, dining room, kitchen, laundry room, gathering room, drop zone, hallway & powder room
- Soft close in the kitchen

**was \$631,500  
now \$623,500**

Gated community with luxurious features  
just minutes from Amelia Island

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



CGC020880. SEDA Construction Company. \*SEDA pays up to \$15,000 towards total closing costs with SEDA approved lender. Price and availability subject to change without notice. Special offer applies to these inventory homes only for full-priced contracts written between 1/1/24-1/31/24. Dated 1/11/24

[www.sedanewhomes.com](http://www.sedanewhomes.com)







PRICE REDUCED TO

**\$659,900**

FOR THIS 4/3/STUDY ON A  
**ONE-ACRE**  
HOMESITE

# NEW HOME FOR SALE AT EDWARDS CREEK ESTATES

FITZGERALD II C- LOT 16

Address: 14221 Lons Place, Jacksonville, FL 32226

- 1-acre homesite
- 2,827 sq. ft.
- 4 bedrooms, 3 bathrooms and a study
- Refrigerator
- Epoxy garage floor
- Window blinds
- 2-car garage + large 10' x 20' storage area (3rd car garage)
- Luxurious features such as a gourmet kitchen, 12-14 ft. ceilings in the main living area, plank-tile flooring, quartz countertops in the kitchen & more!
- Quiet, serene location
- RV/ boat parking allowed
- SEDA pays \$5,000 toward total closing costs\*

**\$659,900**

READY NOW



Located in North Jacksonville on  
Boney Road with one-acre homesites

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



SEDA Construction Company-CGC020880 \*See agent for details- 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. This offer is for a limited time only & cannot be combined with any other specials. Price & availability subject to change without notice. Builder reserves the right to modify. Dated 1/5/24

[www.sedanewhomes.com](http://www.sedanewhomes.com)

