

Now is the Time  
**PRICES  
 REDUCED**

on these  
**MOVE-IN READY  
 HOMES**



# WESTON WOODS

**HUGE PRICE REDUCTION plus \$8,000 PAID TOWARD TOTAL CLOSING COSTS\***



LOT	FLOORPLAN/ ADDRESS	BED/BATH/ GARAGE	SQ. FT.	ORIGINAL PRICE	REDUCED	NOW PRICE
4	Waterman C 6296 Weston Woods Dr	4/2 2-car	1,871	<del>\$394,900</del>	<b>\$30,000</b>	<b>\$364,900</b>
6	Greenwood A 6284 Weston Woods Dr	4/2 2-car	2,040	<del>\$409,900</del>	<b>\$35,000</b>	<b>\$374,900</b>
5	Willow Wood B 6290 Weston Woods Dr	3/2 2-car	1,603	<del>\$388,900</del>	<b>\$32,000</b>	<b>\$356,900</b>
32	Wimbledon B 6279 Weston Woods Dr	3/2/study 2-car	1,834	<del>\$379,900</del>	<b>\$30,000</b>	<b>\$349,900</b>
33	Crestview C 6285 Weston Woods Dr	3/2/study 2-car	1,904	<del>\$379,500</del>	<b>\$25,000</b>	<b>\$354,500</b>
10	Evergreen D 6260 Weston Woods Dr	3/2 2-car	1,361	<del>\$358,900</del>	<b>\$19,000</b>	<b>\$339,900</b>

**CONTACT:**

Larry Lanier 904-237-5844 llanier@sedaconstruction.com  
 Paul Jewell 904-424-7283 pjewell@sedaconstruction.com

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



\*Special offer applies to these inventory homes only for full-priced contracts written between 1/14/25-2/13/25 and must close in 40 days of loan approval. Price reductions are reflected in the sales price listed above from the original price in MLS. SEDA pays up to \$8,000 towards total closing costs with SEDA approved lender. Can not be combined with any other special offers. SEDA New Homes reserves the right to change or withdraw any offer at any time. Price and availability subject to change without notice. CGC020880. SEDA Construction Company 1/14/25

IT'S TIME TO  
*Start Living  
Your Dream*

IN YOUR  
NEW HOME



Build NOW in  
**WESTON WOODS**  
and receive  
\$10,000 in FREE OPTIONS\* plus  
\$8,000 TOWARD TOTAL CLOSING COSTS\*

**TOTAL SAVINGS** up to **\$18,000\***

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 easy access to the major Jacksonville corridors of I-295, I-10, I-95 and Cecil Commerce Center Parkway, Oakleaf Town Center and NAS Jacksonville.

**COMMUNITY HIGHLIGHTS:**

- Priced from the low \$300s
- Large 60' homesites with big backyards
- Luxurious features used in more expensive houses such as 9'+ ceilings, welcoming front porch, covered back porch, paver driveway, sidelights at the front door & abundance of windows for more natural light, 42" upper kitchen cabinets, granite kitchen countertops, Quartz countertops in the bathrooms, tile surround in the bathrooms, and more.
- No CDD fees



**MODEL HOME NOW OPEN** 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  
Paul Jewell 904-424-7283 pjewell@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 Weston Woods, SEDA pays up to \$8,000 toward total Closing Costs with SEDA approved lender. Only applies to full priced contracts written between 1/14/25-2/13/25 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. ated 1/14/25

