

**\$0
DOWN PAYMENT***

**ALL CLOSING COSTS
PAID***

LOWER YOUR MORTGAGE PAYMENTS



Interest rate buydown to

5.5% APR
6.094%*

**VA 30-year fixed
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 homesites and is very private with only one entrance. **These quality homes feature large lots, covered back porches, paver driveways, full Hardie siding and more. Stop by today and see for yourself!**



Weston Woods

Lot 4- Waterman C
6296 Weston Woods Dr
4 bd / 2 ba / 1,871 sq ft
was ~~\$394,900~~
reduced \$30,000
now \$364,900

Current Rate 7%	APR 7.165%	Monthly P&I \$2,467.00	Monthly Savings of \$362.00	TOTAL YEARLY SAVINGS based on SEDA's rate buydown \$4,344.00
Promo Rate 5.5%	APR 6.094%	Monthly P&I \$2,105.00		



Weston Woods

Lot 6- Greenwood A
6284 Weston Woods Dr
4 bd / 2 ba / 2,040 sq ft
was ~~\$409,900~~
reduced \$35,000
now \$374,900

Current Rate 7%	APR 7.167%	Monthly P&I \$2,531.00	Monthly Savings of \$371.00	TOTAL YEARLY SAVINGS based on SEDA's rate buydown \$4,452.00
Promo Rate 5.5%	APR 6.008%	Monthly P&I \$2,160.00		

CONTACT:

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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 02/6/2025-02/14/25 on a VA 30-year fixed rate loans with SEDA approved lender and must close in 40 days of loan approval. Rate of 5.50% (APR 6.094% is based on a sales price of \$364,900 for lot 4 and APR 6.008% is based on a sales price of \$374,900 for lot 6) , rates on 1/30/25, owner occupied with a minimum credit score of 640. Interest rates, terms and availability of these loan programs 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. SEDA New Homes reserves the right to change or withdraw any offer at any time. SEDA pays up to \$12,000 toward total closing costs with SEDA approved lender, excluding prepaids. 020525