

**ONE-ACRE  
LOT**  
**RV & BOAT  
PARKING  
ALLOWED\***



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

# 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\*

**\$667,900**



**SEDA**  
NEW HOMES

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

Located in North Jacksonville on Boney Road with one-acre homesites with RV & boat parking allowed in your backyard.

This community does not have a model home.  
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 5/1/24-5/31/24. 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 5/1/24



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

# EDWARDS CREEK ESTATES

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

WRITE A CONTRACT TO BUILD  
BETWEEN MAY 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
- **RV & boat parking allowed\***
- Coastal floorplans between 2,080-3,441 sq. ft.
- Luxurious features
- Large, one-acre homesites
- 2 waterfront homesites
- Quiet, serene location
- No CDD fees



This community does not have a model center. TO SCHEDULE AN APPOINTMENT CONTACT :  
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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 5/1/24-5/31/24. 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 5/1/24

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**SEDA**  
NEW HOMES

