



## JULY SALE-A-BRATION

BUILD NOW &  
RECEIVE UP TO  
**\$18,000\***  
IN SAVINGS

JULY 1-31



WRITE A CONTRACT TO BUILD IN  
WESTON WOODS  
& RECEIVE

**\$10,000\* IN FREE OPTIONS\***  
**PLUS**  
**\$8,000 TOWARD**  
**TOTAL CLOSING COSTS\***

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 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



**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

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 7/1/24-7/31/24. 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 7/1/24







## JULY SALE-A-BRATION

BUILD NOW &  
RECEIVE UP TO  
**\$15,000\***  
IN SAVINGS

JULY 1-31



WRITE A CONTRACT TO BUILD IN  
EDWARDS CREEK ESTATES  
& 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 :  
Lauren Becerra (904) 624-6369 | lbecerra@sedanewhomes.com



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

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## JULY SALE-A-BRATION

BUILD NOW &  
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**\$15,000\***  
IN SAVINGS

JULY 1-31



WRITE A CONTRACT TO BUILD IN  
SANDY POINTE PRESERVE  
& 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 7/1/24-7/31/24. 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 7/1/24

**SEDA**  
NEW HOMES





## JULY SALE-A-BRATION

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IN SAVINGS

JULY 1-31



WRITE A CONTRACT TO BUILD IN  
SANDY RIDGE  
& 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 \$500s
- 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 7/1/24-7/31/24. 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 7/1/24

**SEDA**  
NEW HOMES