



**JULY  
SALE-A-BRATION**

SAVE THOUSANDS  
ON THESE  
**MOVE-IN READY  
HOMES**

JULY 1-31



SAVE THOUSANDS WITH A  
**30-YEAR FIXED  
INTEREST RATE BUYDOWN\***

**6.125%\***  
● FHA -7.146% APR -

PLUS

**\$8,000**  
TOWARD TOTAL  
CLOSING COSTS\*

# SANDY RIDGE

Purchase select inventory homes in Sandy Ridge between July 1 - July 31 and SEDA will give you up to \$15,000\* to use to buy down your interest rate, saving you hundreds per month on your mortgage payment and thousands over the life of your loan. Plus, SEDA will pay up to \$8,000\* toward total closing costs, for a total savings of up to \$23,000\*. See details below.



LOT	FLOORPLAN/ADDRESS	BED/BA	SQ. FT.	WAS PRICE	REDUCED	NOW PRICE
14	Waltham II C 85124 Sandy Ridge Loop	3/2/study	2188	<del>\$535,900</del>	\$36,000	<b>\$499,900</b>
81	Carrollview B 85345 Sandy Ridge Loop	4/3	2497	<del>\$575,500</del>	\$22,000	<b>\$552,900</b>
49	Waltham II B 85448 Sandy Ridge Loop	3/2/ study	2080	<del>\$545,900</del>	\$23,000	<b>\$522,900</b>
67	Carrollview C 85177 Sandy Ridge Loop	4/3/3rd car garage	2497	<del>\$613,900</del>	\$31,000	<b>\$582,900</b>
69	Venice C 85193 Sandy Ridge Loop	4/3/study	2621	<del>\$620,900</del>	\$36,000	<b>\$584,900</b>
33	Amelia C 85292 Sandy Ridge Loop	4/3/study	3083	<del>\$658,900</del>	\$29,000	<b>\$629,900</b>
85	Ridgecrest D 85425 Sandy Ridge Loop	4/3/study	2340	<del>\$618,900</del>	\$4,000	<b>\$614,900</b>
87	Wyndmere C 85441 Sandy Ridge Loop	3/3/study/ bonus room 3rd car garage	2509	<del>\$639,900</del>	\$2,000	<b>\$637,900</b>

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  
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**\*Rate of 6.125% is an example & cannot be guaranteed. Buyer to receive maximum of \$23,000 to be used toward rate buydown and closing costs, and can not be taken off of the house price.** \*Rate example quoted of 6.125% is based on a sales price of \$587,718 and rates on 4/30/24. For FHA, interest rate of 6.125% (7.146% 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 \$574,501 and P&I of \$3,491.00. VA rate, interest rate of 6.125% (7.313% 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 \$600,353 and P&I of \$3,648.00. 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 7/1/24-7/31/24. 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 7/25/24

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





# JULY SALE-A-BRATION

BUILD NOW & RECEIVE UP TO

# \$18,000\*

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



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**HONORED TO BE VOTED BEST LOCAL HOME BUILDER FOR A 6TH YEAR IN A ROW!**  
2016 • 2017 • 2018 • 2019 • 2020 • 2021  
[www.sedanewhomes.com](http://www.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 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**