



**JULY
SALE-A-BRATION**

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

JULY 1-31



**BUY NOW AND RECEIVE UP TO
\$16,000**
TO USE TOWARD INTEREST RATE BUYDOWN & CLOSING COSTS*

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 beautiful homesites and is very private with only one entrance. Its location provides a serene escape yet offers easy access to the major Jacksonville corridors of I-295, I-10, I-95 and Cecil Commerce Center Parkway.



WATERMAN C - LOT 4

6296 Weston Woods Drive, Jacksonville, 32222

- 1,871 sq ft
- 4 bedrooms, 2 bathrooms
- Paver driveway
- Covered back porch
- Tile plank wood-look flooring
- Quartz countertops
- Low-maintenance James Hardie™ Statement Collection™ siding on ALL sides with ColorPlus® Technology
- Security system

was \$399,900
save \$5,000
Now \$394,900



WILLOW WOOD B - LOT 5

6290 Weston Woods Drive, Jacksonville, 32222

- 1,603 sq ft
- 3 bedrooms, 2 bathrooms
- Paver driveway
- Covered back porch
- Tile flooring
- Quartz countertops
- Low-maintenance James Hardie™ Statement Collection™ siding on ALL sides with ColorPlus® Technology
- Security system

was \$393,900
save \$5,000
Now \$388,900



GREENWOOD A - LOT 6

6284 Weston Woods Drive, Jacksonville, 32222

- 2,040 sq ft
- 4 bedrooms, 2 bathrooms
- Paver driveway
- Covered back porch
- Vinyl plank wood-look flooring
- Quartz countertops
- Low-maintenance James Hardie™ Statement Collection™ siding on ALL sides with ColorPlus® Technology
- Security system

was \$414,900
save \$5,000
Now \$409,900

CONTACT:

Larry Lanier 904-237-5844
llanier@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

SEDA
NEW HOMES



SEDA Construction Company-CGC020880 *See agent for details- Buyer to receive maximum of up to \$16,000 to be used toward rate buydown and total closing costs with SEDA approved lender, and can not be taken off of the house price. 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. Price and availability subject to change without notice. Dated 7/25/24

www.sedanewhomes.com





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%* PLUS
FHA - 6.949% APR

\$8,000
TOWARD TOTAL CLOSING COSTS*

HIDEAWAY

Purchase select inventory homes in Hideaway between July 1 - July 31 and SEDA will give you up to \$12,000* 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 \$20,000*. See details below.



LOT	FLOORPLAN/ ADDRESS	BED/BATH/ GARAGE	SQ. FT.	WAS PRICE	REDUCED	NOW PRICE
2-79	Etowah A 86145 Vegas Blvd	3/2 2-car	1,592	\$422,900	\$27,000	\$395,900
50	Waylon C 86792 Lazy Lake Cir	4/3 2-car	2,124	\$474,900	\$10,000	\$464,900
1B-13	Waylon D 86507 Lazy Lake Cir	4/3 2-car	2,124	\$469,900	\$10,000	\$459,900



Located in Nassau County with community pool, playground, excellent schools and NO CDD fees

CONTACT: 904-225-2734
 Lauren Becerra cell (904) 624-6369 lbecerra@SEDAconstruction.com
 Sherry Stoutamire cell (904) 671-2159 sstoutamire@SEDAconstruction.com



***Rate of 6.125% is an example & cannot be guaranteed. Buyer to receive maximum of \$20,000 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 \$446,150 and rates on 4/30/24. For FHA, interest rate of 6.125% (6.949% 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 \$438,068 and P&I of \$2123.10. VA rate, interest rate of 6.125% (7.336% 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 \$455,742 and P&I of \$2,769.14. 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





**JULY
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SAVE THOUSANDS
ON THESE
**INVENTORY
HOMES**

JULY 1-31



BUY NOW AND RECEIVE UP TO
\$20,000
TO USE TOWARD INTEREST RATE BUYDOWN & CLOSING COSTS*

LINDA LAKES

Don't miss your final chance to buy new in the gated community of Linda Lakes. This serene community features a community pool, playground, pooch park, multi-use field and lighted lakefront cabanas for your enjoyment with your family and friends.



PALAZZO B - LOT 120

1619 Linda Lakes Drive, Middleburg, FL 32068

- 2,112 sq ft
- 4 bedrooms, 3 bathrooms
- Wood-look flooring
- Beautiful kitchen cabinets with accent color on the kitchen island
- Upgraded kitchen faucet with coordinating cabinet hardware
- Quartz countertops in the kitchen & bathrooms
- Tile backsplash in the kitchen
- Covered back porch
- Security system

\$492,500



WATERMAN D - LOT 122

1611 Linda Lakes Lane, Middleburg, FL 32068

- 1,871 sq ft
- 4 bedrooms, 2 bathrooms
- Wood-look flooring
- Beautiful kitchen cabinets with accent color on the kitchen island
- Upgraded kitchen faucet with coordinating cabinet hardware
- Quartz countertops in the kitchen & bathrooms
- Tile backsplash in the kitchen
- Covered back porch
- Security system

\$454,900

There is no model home in Linda Lakes.

To tour these inventory homes, contact Larry Lanier - cell (904) 237-5844 llanier@sedanewhomes.com

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

6.125%*
FHA -7.151% APR

PLUS

\$8,000
TOWARD TOTAL
CLOSING COSTS*

SANDY CREEK

Purchase select inventory homes in Sandy Creek 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/BATH/ GARAGE	SQ. FT.	WAS PRICE	NOW PRICE
 2E-98	Rockdale B 68 Katie Creek Ct.	4 /3.5/ rec room 2-car	2,770	\$606,900	\$589,900
 2C-32	Palazzo B 136 Daniel Creek Ct.	4 /3 2-car	2,110		\$547,500
 2C-34	Waltham C 1609 Sandy Creek Pkwy	3/2/ study 2-car	2,080		\$539,900

COMMUNITY HIGHLIGHTS:

- Serene lakefront and preserve homesites
- Pooch park, playground, and recreation area
- A-Rated schools
- No CDD fees

CONTACT:

model address: 44 Dawson Creek Way, St. Augustine, FL 32095

Matt Lowry cell (904) 347-1201
mlowry@SEDAconstruction.com

SEDA
NEW HOMES

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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	\$535,900	\$36,000	\$499,900
81	Carrollview B 85345 Sandy Ridge Loop	4/3	2497	\$575,500	\$22,000	\$552,900
49	Waltham II B 85448 Sandy Ridge Loop	3/2/ study	2080	\$545,900	\$23,000	\$522,900
67	Carrollview C 85177 Sandy Ridge Loop	4/3/3rd car garage	2497	\$613,900	\$31,000	\$582,900
69	Venice C 85193 Sandy Ridge Loop	4/3/study	2621	\$620,900	\$36,000	\$584,900
33	Amelia C 85292 Sandy Ridge Loop	4/3/study	3083	\$658,900	\$29,000	\$629,900
85	Ridgecrest D 85425 Sandy Ridge Loop	4/3/study	2340	\$618,900	\$4,000	\$614,900
87	Wyndmere C 85441 Sandy Ridge Loop	3/3/study/ bonus room 3rd car garage	2509	\$639,900	\$2,000	\$637,900

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
Sherry Stoutamire..cell (904) 671-2159 sstoutamire@SEDAconstruction.com
Lauren Becerra.....cell (904) 624-6369 lbecerra@SEDAconstruction.com



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BUY NOW AND RECEIVE UP TO **\$15,000** TOWARD TOTAL CLOSING COSTS*

SANDY POINTE PRESERVE

Don't miss your final chance to buy new in Sandy Pointe Preserve. Few inventory homes remain in this prestigious, gated community located only 5 miles from the pristine beaches of Amelia Island and Fernandina.



LOT	FLOORPLAN/ ADDRESS	BED/BATH/ GARAGE	SQ. FT.	WAS PRICE	REDUCED	NOW PRICE
31	Madison A 95110 Sandy Pointe Dr.	4/3/study 3rd car	2,953	\$667,900	\$8,000	\$659,900



44	Paddington B 95188 Sandy Pointe Dr	3/2.5/ 3rd car	2,203	\$599,900	\$1,000	\$598,900
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120	Bridgecreek A 94983 Palm Pointe Dr S	4/3 3rd car	2,495			\$623,900
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121	Hampton A 94989 Palm Pointe Dr S	4/3/study 3rd car	2,782			\$649,900
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Model (904) 829-5041 Address: 95149 Sandy Pointe Dr., Fernandina Bch

CONTACT:

Lorie Bukovsky (904) 556-6032 lbukovsky@sedanewhomes.com

Mechelle Kirkwood (904) 753-7996 mkirkwood@sedanewhomes.com



CGC020880. SEDA Construction Company. *SEDA pays up to \$15,000 toward total closing costs with SEDA approved lender on full price contracts only written between 7/1/24 to 7/31/24. Price and availability subject to change without notice. Rendering is for conceptual purposes only, actual colors may vary. Dated 7/25/24

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BUY NOW AND RECEIVE UP TO \$5,000 TOWARD TOTAL CLOSING COSTS*

EDWARDS CREEK ESTATES

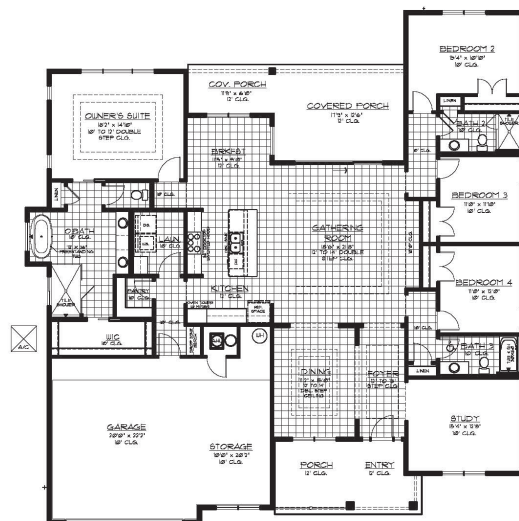
Located on Boney Road, Edwards Creek Estates is a serene new home community with gorgeous ONE-ACRE HOMESITES with BOAT & RV PARKING* allowed in your own backyard.

FITZGERALD II C- LOT 16
Address: 14221 Lons Place, Jacksonville, FL 32226

- 1-acre homesite
- RV & boat parking allowed
- 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!

**WAS \$667,900 REDUCED \$10,000
NOW \$657,900**

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

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