



OPTION 1

**5.625%\***  
APR 8.175%\*

INTEREST RATE REDUCTION 2-1 BUYDOWN\*

YEAR 1: 5.625% (APR 8.175%) YEAR 2: 6.625%, YEARS 3-30: 7.625%

AND

CLOSING COSTS UP TO \$7,000\*

ON SELECT INVENTORY HOMES

OPTION 1 VALUED AT \$20,000\*

OR

OPTION 2

PACKAGE 1: REFRIGERATOR, WASHER & DRYER\*\* -OR-

PACKAGE 2: SCREEN ENCLOSURE & BLINDS\*\* -OR-

PACKAGE 3: EPOXY GARAGE FLOOR & CEILING FAN\*\*

AND

CLOSING COSTS UP TO **\$15,000\*\***

OPTION 2 VALUED AT \$21,000\*

READY NOW



AUSTIN C - LOT 18  
85156 Sandy Ridge Loop

- 3 bedrooms
- 2 bathrooms
- study
- 2,210 sq ft

**\$534,500**  
**\$529,900**

READY NOW



PALAZZO II C - LOT 19  
85164 Sandy Ridge Loop

- 4 bedrooms
- 3 bathrooms
- 2,380 sq ft

**\$549,900**  
**\$539,900**

READY NOW



WALTHAM II C - LOT 14  
85124 Sandy Ridge Loop

- 3 bedrooms
- 2 bathrooms
- study
- 2,188 sq ft

**\$530,900**

READY NOW



ALBATERA II C - LOT 66  
85169 Sandy Ridge Loop

- 4 bedrooms
- 3 bathrooms
- study
- 2,736 sq ft

**\$599,900**

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

SEDA Construction Company-CGC020880. \*2-1 Rate Buydown applies to select inventory homes, based on primary residence, 660 FICO score, on a purchase price of \$529,900 FHA 3.5% down payment, fixed loan amount of \$520,301. Year 1: 5.625%, Year 2: 6.625% and Years 3-30: 7.625%. In Option 1, SEDA pays up to \$7,000 toward total closing costs with SEDA approved lender. In Option 1, total SEDA contribution not to exceed \$20,000. \*\*In Option 2, Packages 1, 2 and 3 are each valued at \$6,000 and in Option 2, SEDA pays up to \$15,000 toward total closing costs with SEDA approved lender. Only applies to full priced contracts written between 11/1/23-11/30/23. 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 10/31/23



PLENTY OF REASONS TO BUY NOW AT HIDEAWAY in NASSAU COUNTY

**SEDA**  
NEW HOMES



**PURCHASE THIS MOVE-IN READY HOME AND RECEIVE**

**\$18,000\***

**FOR CLOSING COSTS OR INTEREST RATE BUYDOWN**

## HIDEAWAY

BRISBANE A - LOT 3

Address: 86781 Lazy Lake Cir, Yulee, FL 32097

- 4 bd, 3.5 ba + rec room
- 2,806 sq ft
- Covered back porch
- Wood-look vinyl flooring in the foyer, dining, kitchen, laundry, gathering room, hallway and powder bath
- Quartz countertops
- Open-concept kitchen leads into the gathering room and into your backyard
- Owner's bath has a wonderful walk-in shower with double vanities

**\$476,900**



### COMMUNITY HIGHLIGHTS:

- Community pool and playground
- Excellent schools
- No CDD fees

CONTACT: (904) 225-2734

model address:

86501 Lazy Lake Circle, Yulee, FL 32097

Lauren Becerra -cell (904) 624-6369  
lbecerra@sedanewhomes.com

Sherry Stoutamire- cell (904) 671-2159  
sstoutamire@sedanewhomes.com



www.sedanewhomes.com

SEDA Construction Company-CGC020880 \*See agent for details- In Hideaway, SEDA pays up to \$18,000 toward total Closing Costs or Interest Rate Buydown with SEDA approved lender on this home only- this special applies to full priced contracts written between 11/1/23-11/30/23 only on home indicated above and must close within 30 days. This offer is for a limited time only & cannot be combined with any other specials. Price & availability subject to change without notice. Prices listed are good for 5 days. Dated 10/30/23





PLENTY OF REASONS TO BUY NOW AT EDWARDS CREEK ESTATES

**SEDA**  
NEW HOMES



**PRICE REDUCED \$15,000 ON THIS MOVE-IN READY HOME**  
**NOW ONLY \$659,900**



## 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
- 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\*

**~~\$674,900~~ NOW \$659,900**

Located in North Jacksonville on Boney Road  
with one-acre homesites

This community does not have a model center. 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 11/1/23-11/30/23. 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 10/30/23

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





PLENTY OF REASONS TO BUY NOW AT LINDA LAKES in CLAY COUNTY

**SEDA**  
NEW HOMES



**PRICE REDUCED \$12,600 ON THIS MOVE-IN READY HOME**  
**NOW ONLY \$399,900**



## LINDA LAKES

CRESTVIEW C - LOT 83

Address: 1625 Lewis Lake Lane, Middleburg, FL 32068

- 3 bd, 2 ba, study
- 1,904 sq ft
- Tile-plank flooring in the foyer, dining room, kitchen, gathering room, laundry, hallway, study and all bathrooms
- Quartz countertops in the kitchen, tile backsplash, cabinet hardware, and upgraded faucet
- Covered back porch
- Community pool
- Playground
- Pooch park
- Lighted lakefront cabanas
- Gated entrance



**was \$412,500 now \$399,900**

Model address: 1629 Linda Lakes Ln., Middleburg, FL 32068  
Model phone: (904) 573-6026

Larry Lanier - cell (904) 237-5844  
llanier@sedanewhomes.com



SEDA Construction Company-CGC020880 \*See agent for details- In Linda Lakes, SEDA pays up to \$13,000 toward total Closing Costs with SEDA approved lender on select inventory homes- this special applies to full priced contracts written between 11/1/23-11/30/23 only on homes indicated above and must close within 30 days. This offer is for a limited time only & cannot be combined with any other specials. Price & availability subject to change without notice. Prices listed are good for 5 days. Dated 10/31/23

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





# SANDY CREEK

ST JOHNS COUNTY • POOCH PARK & PLAYGROUND



RECEIVE  
UP TO  
**\$13,000**  
TOWARD TOTAL  
CLOSING  
COSTS\*

## READY SOON



### AUSTIN A - LOT 109

Address: 55 Katie Creek Ct., St Augustine, FL 32095

- 3 bedrooms, 2 bathrooms, study
- 2,210 sq ft
- Quartz countertops and gorgeous tile backsplash
- Wood-look vinyl plank flooring in the foyer, dining room, kitchen, gathering room, and hallways
- Open-concept kitchen that overlooks the gathering room
- Owner's suite has his and her walk-in closet and the owner's bath has double sinks and a walk-in shower
- **\$13,000 paid toward total closing costs\***

**\$517,900**

## READY SOON



### CARROLLVIEW C - LOT 115

Address: 56 Suzanne Lake Dr., St. Augustine, FL 32095

- 4 bedrooms, 3 bathrooms + a study
- 2,497 sq ft
- Lakefront homesite
- Quartz countertops and tile backsplash
- Wood-look laminate plank flooring in the foyer, dining room, kitchen, gathering room, and hallways
- Owner's suite has his and her walk-in closet and the owner's bath has double sinks and a walk-in shower
- Open-concept kitchen with walk-in pantry
- **\$13,000 paid toward total closing costs\***

**\$566,500**

#### 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

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

SEDA Construction Company-CGC020880 \*See agent for details- In Sandy Creek, SEDA pays up to \$13,000 toward total Closing Costs with SEDA approved lender on select inventory homes- this special applies to full priced contracts written between 11/1/23-11/30/23 only on homes indicated above and must close within 30 days. This offer is for a limited time only & cannot be combined with any other specials. Price & availability subject to change without notice. Prices listed are good for 5 days. Dated 10/31/23



**SEDA**  
NEW HOMES

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



# SANDY POINTE PRESERVE

**GATED COMMUNITY • NO CDD FEES • CLOSE TO AMELIA ISLAND**



**ASK  
ABOUT OUR  
CLOSING  
COSTS  
SPECIAL\***

**BUY NOW**

**OR**

**BUILD NOW**

**READY SOON**



**BRIDGECREEK A - LOT 56**

95260 Sandy Pointe Dr., Fernandina Beach FL 32034

- 2,495 sq ft
- 4 bedrooms, 3 bathrooms
- Large storage area in the garage
- Laminate wood-look flooring in the foyer, dining, kitchen, laundry, gathering room, drop zone, hallways and powder room
- Soft close in the kitchen
- Quartz countertops

**\$613,900**

**READY SOON**



**HAMPTON A - LOT 58**

95272 Sandy Pointe Dr., Fernandina Beach FL 32034

- 2,779 sq ft
- 4 bedrooms, 3 bathrooms + a study
- Gourmet kitchen with 36" cooktop, oven tower, large island
- Laminate wood-look flooring in the foyer, dining room, kitchen, laundry room, gathering room, drop zone, hallway & powder room
- Soft close in the kitchen
- Quartz countertops

**\$631,500**

**BUILD FROM THE \$500s**



**WRITE A CONTRACT  
TO BUILD  
BETWEEN NOV 1 - 30  
& RECEIVE**

**\$10,000  
IN FREE OPTIONS\***

**PLUS**

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

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



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

SEDA Construction Company-CGC020880 \*See agent for details- \$10,000 FREE showroom options applies only to PRESALES (DOES NOT APPLY TO INVENTORY HOMES), 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 for Presales and \$10,000 toward total closing costs on Inventory Homes. Only applies to full priced contracts written between 11/1/23-11/30/23. 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 10/31/23



**SEDA  
NEW HOMES**