

# SANDY CREEK

# SAVE THOUSANDS

WHEN YOU PURCHASE A MOVE-IN READY HOME

SERENE CONSERVATION HOMESITES IN ST. JOHNS

**NO CDD FEES**

**CLOSING COSTS PAID\***

## SAVE THOUSANDS ON THESE HOMES READY NOW

Lot	Floorplan	Layout	Garage	Sq. Ft.	Was Price	Now Price*	Savings
2B-60	Woodford C	3/2/study	2-car	2,123	\$329,900	\$313,900	\$16,000
2B-66	Woodford B	3/2/study	2-car	2,123	\$326,500	\$311,500	\$15,000
2B-67	Cherryfield C	4/3	3-car	2,633	\$357,900	\$354,900	\$3,000
2B-68	Rockdale B	4/3.5/rec rm	2-car	2,770	\$358,500	\$351,900	\$6,600
2B-95	Rockdale B	4/3.5/rec rm	2-car	2,770	\$355,900	\$347,900	\$8,000
2B-105	Albatera A	3/2.5/study	2 car	2,478	\$335,900	\$325,500	\$10,400

Lot	Floorplan	Layout	Garage	Sq. Ft.	Availability*	Price*
2B-74	Woodford C	3/2/study	2 car	2,123	30 days	\$328,900

### Community Highlights:

- Ideally situated on CR-210 at I-95 in St Johns County
- Convenient access to Jacksonville, St. Augustine and Ponte Vedra Beach
- St. Johns County School District boasts award winning schools and ranks among the highest in Florida
- Pristine community surrounded by a state conservation area
- Stunning lakefront and conservation homesites
- Community playground, large sports field & dog park
- Low HOA dues and No CDD fees
- Prices starting in the upper \$200's, 1-story and 2-story homes

### Contact:

**Matt Lowry**  
at (904) 347-1201



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**WAS** PRICE  
**\$335,900**

**NOW** PRICE  
**\$325,500**

**SAVINGS**  
**\$10,400**

The Albatara A- lot 2B-105  
2,478 sq. ft. | 3 bd, 2.5 bathrooms, study



- Beautiful open concept kitchen with island, granite countertops, tile backsplash and stainless steel appliances
- Large walk-in shower in the owner's bath
- Tile flooring in the gathering room, dining room, kitchen, bathrooms, laundry room and foyer
- Large covered back porch

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9/19/19 | CGC020880 | SEDA Construction Company | \*Closing cost assistance may be provided to the buyer in the form of a combined credit from SEDA New Homes and American Home Funding. See agent for details, Price & availability subject to change without notice. Price in MLS supersedes prices listed herein. THIS PRICE IS VALID FOR 5 DAYS.



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The Cherryfield C- lot 2B-67  
2,633 sq. ft. | 4 bd, 3 bathrooms  
3rd car garage



- Beautiful kitchen with granite countertops, large kitchen island, tile backspash and stainless steel appliances that overlooks the gathering room
- His and hers walk-in closets in the owner's suite
- Large walk-in shower in the owner's bath
- Tile flooring in the gathering room, dining room, kitchen, bathrooms, laundry room and foyer
- Large covered back porch overlooking the lake

## \$354,900

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**WAS** PRICE  
**\$329,900**

**NOW** PRICE  
**\$313,900**

**SAVINGS**  
**\$16,000**

**The Woodford C- lot 2B-60**  
2,123 sq. ft. | 3 bd, 2 bathrooms, study



- Beautiful kitchen with granite countertops, large kitchen island, tile backsplash and stainless steel appliances
- Large walk-in shower in the owner's bath
- Tile flooring in the gathering room, dining room, kitchen, bathrooms, laundry room and foyer
- Large covered back porch

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**WAS** PRICE  
**\$326,500**

**NOW** PRICE  
**\$311,500**

**SAVINGS**  
**\$15,000**

The Woodford B- lot 2B-66  
2,123 sq. ft. | 3 bd, 2 bathrooms, study



- Beautiful kitchen with granite countertops, tile backspash and stainless steel appliances
- Large walk-in shower in the owner's bath
- Tile flooring in the gathering room, dining room, kitchen, bathrooms, laundry room and foyer
- Large covered back porch

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The Rockdale A- lot 2B-68  
2,770 sq. ft. | 4 bd, 3.5 bathrooms, rec room



- Upstairs rec room great for a kids entertainment area
- Beautiful kitchen with granite countertops, large kitchen island, tile backspash and stainless steel appliances
- Large walk-in shower in the owner's bath
- Tile flooring in the gathering room, dining room, kitchen, bathrooms, laundry room and foyer
- Large covered back porch overlooking the lake

## \$351,900

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The Woodford C- lot 2B-74  
2,123 sq. ft. | 3 bd, 2 bathrooms, study



- Beautiful kitchen with granite countertops, large kitchen island, tile backspash and stainless steel appliances
- Large walk-in shower in the owner's bath
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- Large covered back porch overlooking the lake

## \$328,900

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The Rockdale A- lot 2B-95  
2,770 sq. ft. | 4 bd, 3.5 bathrooms, rec room



- Upstairs rec room great for a kids entertainment area
- Beautiful kitchen with granite countertops, large kitchen island, tile backspash and stainless steel appliances
- Large walk-in shower in the owner's bath
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- Large covered back porch

## \$347,900

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