



- WATERFRONT LIVING -
WHERE NATURE, BEAUTY AND TRANQUILITY
COME TOGETHER IN PERFECT HARMONY

SANDY BLUFF

LOT 35

OPPORTUNITIES FOR PARADISE DON'T HAPPEN OFTEN,
DON'T MISS YOURS AT

SANDY BLUFF

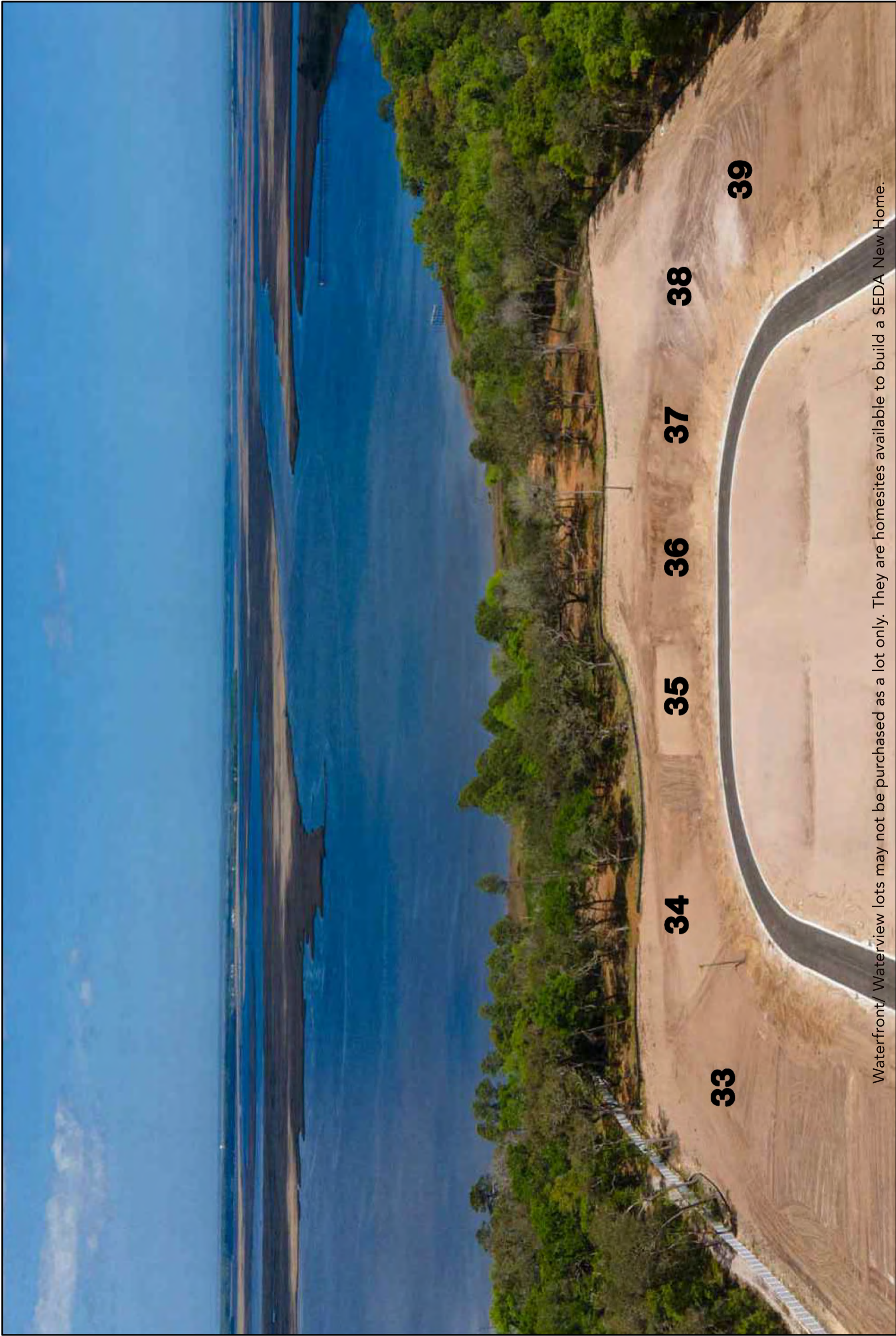


Living on the marsh is a unique and immersive experience that blends natural beauty with a sense of quiet isolation. Wake up each day to sweeping views of tidal creeks, waving marsh grasses, and vibrant sunrises. The ever-changing landscape becomes a living painting outside your window—no two days look the same. The marsh is alive with birdsong, the movement of herons wading, fiddler crab scurrying and fish darting just below the surface. The peaceful rhythm of tides and afternoon breezes evoke a sense of calmness as you watch the breathtaking sunset fill the sky.

This is waterfront living at its finest, and it can be yours.

For more information, contact Lorie Bukovsky at 904-556-6032 or
Mechelle Kirkwood at 904-753-7996.

SEDA
NEW HOMES



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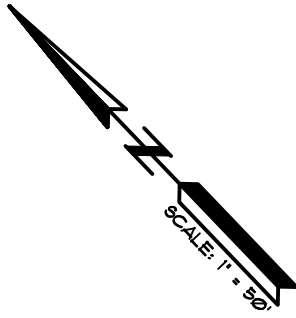
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Waterfront/ Waterview lots may not be purchased as a lot only. They are homesites available to build a SEDA New Home.

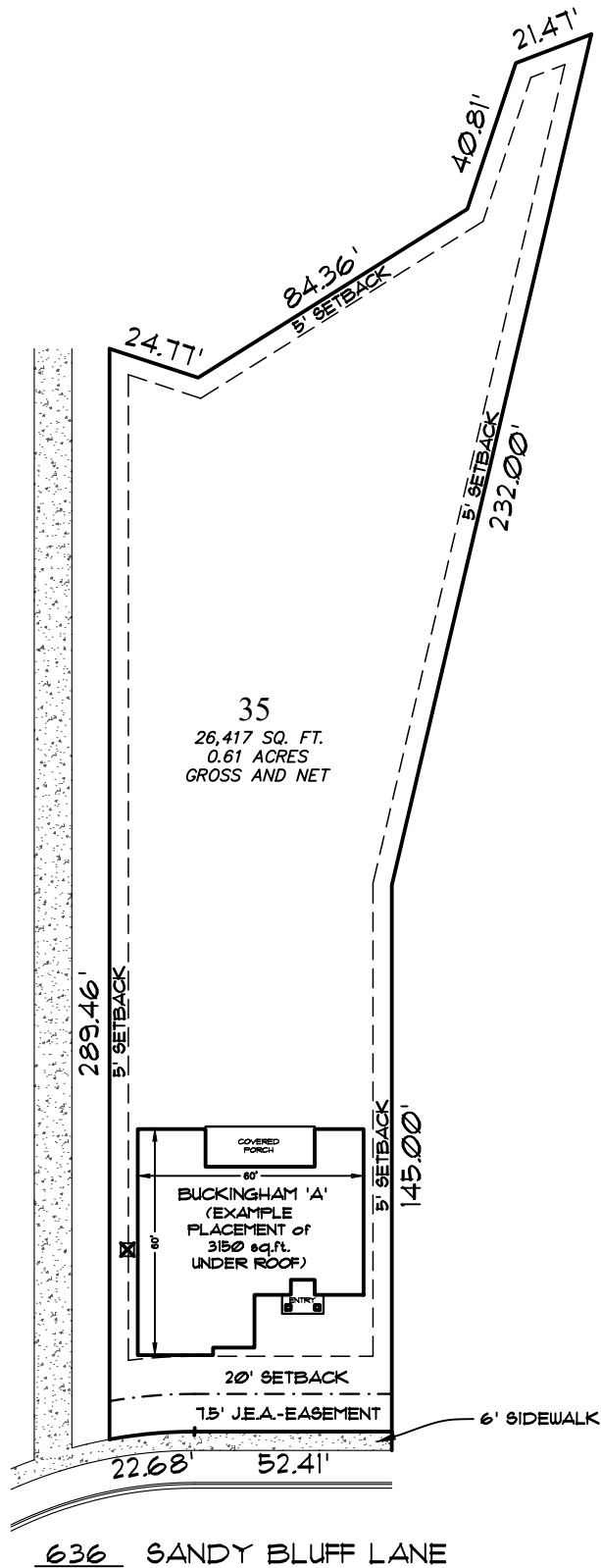
Lot 35, Sandy Bluff



LOT 35, SANDY BLUFF
636 SANDY BLUFF LANE,
YULEE, FL., 32097

CURRENT ZONING: FUD
FRONT SETBACK: 25'
SIDE SETBACK: 5'
REAR SETBACK: 5'

UTILITIES:
ELECTRIC: FLORIDA POWER & LIGHT (FPL)
WATER: JACKSONVILLE ELECTRIC AUTHORITY (JEA)
SEWER: JACKSONVILLE ELECTRIC AUTHORITY (JEA)



www.SEDAnewhomes.com

Prices, products, standard features, available options, front elevations and specifications are subject to change without notice and will vary between communities. Graphics, design, plans, options, room sizes and square footage contained herein are approximate and should be considered estimates only. Plans may not be drawn to scale.

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