

Home > Real Estate > Builders

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REAL ESTATE

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SEDA opens two townhome models in Georgetown

Special to Builders Showcase

"Success in an address."



That statement sums up the lifestyle at Jacksonville's premier townhome community, Georgetown at St. Johns Town Center.

"Let your address reflect your success," said Linda Semanik of SEDA Construction Co. "Our Georgetown buyers want to work, live and play in Jacksonville's most prestigious new area, St. Johns Town Center."

SEDA Construction Co. is celebrating the grand opening of two models this weekend.

"We expect a great turnout this weekend for the official grand opening," Semanik said.

The two models on display are The Chesapeake and The Delaware.

The Chesapeake floorplan is more than 2,100 square feet and features two master suites plus a retreat, two full baths and two half baths. For the purposes of the model, the retreat was converted into a third bedroom, and the half bath was converted into a full bath, which is an option soon to be available in this plan.

The three-story townhome also has a one-car garage, a lanai and a second-floor balcony. This Chesapeake model is decorated with an urban contemporary flair.

The second model, The Delaware, is decorated in a traditional style. This floorplan features three bedrooms, a retreat, two full baths and two half baths. This three-story plan also has a lanai, a second-floor balcony and a one-car garage.

"The floorplans at Georgetown are conducive to most anyone's lifestyle," Semanik said. "They are open, flexible and creative, giving a resident maximum storage room, a flowing living space and a unique design, offering a single-home feeling with the benefits of an urban community."

Georgetown, a community which has architecture reminiscent of the Washington, D.C., suburb with the same name, has a Southern twist on the American Colonial style. The community will consist of 192 three-story, row-house-style townhomes.

Homes will be available in two- and three-bedroom plans with retreats, and prices start in the \$300,000s.

"Another unique aspect of Georgetown is size of the townhomes," Semanik said. "We offer over 2,000 square feet in all of our plans, where most townhomes are substantially smaller."

Georgetown buyers will appreciate all that the community and its location have to offer. The community has an amenity center which includes a swimming pool and fitness center. Its proximity to the St. Johns Town Center offers homeowners the ability to walk to shopping and dining, then return home to lounge at the pool.

The community also features three beautiful lakes and a quaint canal running through the center of the community, with a pedestrian bridge connecting both sides.

"With this location, homeowners truly will live at the epicenter of all that can be offered in dining, entertainment, shopping and employment," Semanik said. "No more traffic, no more commuting É you can finally live, work and play in the same place."

With quick access to Butler Boulevard and Interstate 95, Georgetown's location offers an easy commute to the Beaches, downtown Jacksonville and many other Jacksonville locations.

For more information on Georgetown, call sales agents Jaimie Smith at (904) 591-5258, Cheri Rosberg at (904) 334-6505 or John Hatcher at (904) 333-6361. The phone number at the model is (904) 998-3628.

To get to the model, take I-95 to Butler Boulevard, exit on Gate Parkway north to Town Center Parkway, continue east to Brightman Boulevard and go right to Georgetown.



The Delaware features three bedrooms, a retreat, two full baths and two half baths.
Special



The Chesapeake floorplan is more than 2,100 square feet and features two master suites.
Special



The Georgetown community will consist of 192 three-story, row-house-style townhomes.
Special

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"We have great incentives right now for buyers," Semanik said. "Buyers who purchase now can receive \$4,000 in savings. Also, for those wanting to move soon, we have three units ready for quick occupancy."



Georgetown has an amenity center which includes a swimming pool and fitness center.
Special

SEDA Construction Co. is Jacksonville's largest locally owned builder who has achieved national rankings and recognition. Founded by Jacksonville native John Semanik, SEDA was ranked the third-largest builder in Jacksonville in 2003, building 560 homes.

In 2004, the national industry magazine, Professional Builder, ranked SEDA in its "Next 100" issue, sourcing closings and gross revenue. Topping national recognition in building performance, J.D. Power and Associates gave SEDA top rankings in 2004 for home readiness. 2005 proved to be a banner year for SEDA Construction Co., with hundreds of Jacksonville home buyers choosing SEDA as their builder of choice.

"We have been building homes for thousands of First Coast families since 1982," Semanik said. "It is wonderful to see Jacksonville evolve into a city that offers a variety of housing options to meet everyone's needs."

For more information and listing of SEDA's communities, visit its Web site at www.sedaconstruction.com or call (904) 724-7800.