

BUILDERS SHOWCASE

Plan for your land

SEDA Construction brings total choice to Jacksonville market

Special to Builders Showcase

Jacksonville is evolving at an ever-increasing rate. Today's home buyers are diverse in their desires for different home choices.



Don't sit there procrastinating. Call SEDA Construction today to find out about "We Build Our Plan On Your Lot." SEDA has an Offsite Division that specializes in building custom homes outside of SEDA communities. **Special**

Some want to live in the suburbs in a single-family home with a garden. Others require a more modern lifestyle with everything close by and others desire a more peaceful country setting.

John and Linda Semanik of SEDA Construction Company continually challenge their design teams for new concepts to meet these demands. SEDA has multiple communities in which homeowners can establish their own individuality in their home. The SEDA team is extremely excited about the two new communities and the offsite division that specializes in building on your new lot.

Isle de Mai on Amelia Island is one of SEDA Construction Company's hottest new communities. The company's goal is to encompass affordable living with the dream of living on the island.

Amelia is one of America's few remaining unspoiled island paradises, and is the southernmost of the chain of Atlantic coast barrier islands stretching from North Carolina to Florida. It offers 13 miles of uncrowded beaches, lush, natural settings, moss-covered oaks, unparalleled golf, boating and fishing. The stunning sunrises, sunsets and friendly "locals" make it an ideal location.

The island is the only territory in American history to serve under eight flags. Birthplace of the modern shrimping industry, Fernandina Beach, at the north end of the island, hosts its annual "Isle of Eight Flags Shrimp Festival" each May, attracting hundreds of artists and crafts people from across the country and more than 150,000 visitors each year. Downtown Jacksonville and



Jacksonville International Airport are minutes away.



The beauty of Amelia Island is at hand for those living in SEDA's Isle de Mai. Special

Isle de Mai has eight floorplans based on the Addison Mitzner theme. Addison Mitzner was one of the most original and influential designers in America. These homes possess a brilliant grasp of how to blend a building with the environment. Their adaptations to the climate situate them to make the best use of the surrounding elements. The community has a cabana and swimming pool and will be built in two phases with 195 home sites.

"We Build Our Plan On Your Lot" owners have been challenged to find the best and most affordable way to build homes on their land. The cost of custom home building can be enormous and what should be pleasant can turn into a nightmare when the owners decide they are ready to build.

SEDA Construction Company has created an Offsite Division that specializes in building homes on property outside of a SEDA community, or "on your lot."

SEDA's vast experience and success in building its communities has led the builder to create a program that will cater to landowners, giving them the same quality, affordability and satisfaction when they build a home.

"We Build Our Plan On Your Lot" program breaks down the building process into simple phases, so a buyer is well informed and most importantly, satisfied with his home.

In phase one, a landowner meets with a SEDA home adviser who outlines the more than 40 floorplans offered. Linda Semanik, vice president of sales at SEDA Construction Company, adds, "We take great pride in offering such a wide selection of plans because we know that each family is different, and especially with 'on your lot' clients we want to be the builder that offers the flexibility to choose a plan that not only fits their home needs, but the lot size also."

SEDA allows personalization of the home so that the home fits the family and the lot.

Phase two is the site analysis. This personal, face-to-face meeting is conducted with an Offsite Division team member at a landowner's lot to determine what needs to be done to the lot. This includes clearing, lot access, and identifying water and sewage requirements.

The third phase is meeting with the SEDA design consultants in selecting the exterior and interior styles. SEDA is proud to have been the first homebuilder to have a "one-stop" design center. Working with a design associate in the 2,000-square-foot showroom, customers are able to see options, choices and colors in numerous displays that make the selection process enjoyable and easy.

SEDA is dedicated to customer satisfaction. One way they achieve this is to schedule a walk-through after the home is finished, with the homeowner and the Offsite Division project manager who has monitored the home throughout the construction.

The last phase, closing and moving in, is the most exciting. Again, this is done with a personal, face-to-face meeting with a SEDA closing coordinator. They review all of the information and material leaving home buyers with the keys to their new home as well as peace of mind.

The Offsite Division is highly trained and specialized to provide superior customer service and building experience to home buyers.

"We believe in building a home, not just a house," Semanik said.

Imagine a community with urban flair -- shopping and dining within walking distance, the movie theater minutes away and, to top it all off, a lake view from your first- and second-story lanais. Making this dream even better, place that community in the St. Johns



Choose one of more than 40 floorplans to build on your lot. Special

Town Center, the first lifestyle retail center in Jacksonville. It's all possible, because SEDA Construction Company is building townhomes in the St. Johns Town Center area. Welcome to Georgetown, a community whose architecture has a Southern twist that re-visits the American Colonial style. The community is a new concept for Jacksonville buyers attracted to living near shopping, restaurants and entertainment venues.



Georgetown is an exciting new SEDA community concept. Special

Georgetown's proximity to the new St. Johns Town Center provides access to all of this, as well as offering quick access to Butler Boulevard and Interstate 95 for a short commute to many Jacksonville locations. Semanik is very excited about Georgetown.

The community will consist of 192 three-story row-house style townhomes similar to homes in Boston and Washington, D.C. Homes will be available in two- and three-bedroom plans. Both floorplans are more than 2,000 square feet.

"The floorplans 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," Semanik said.

SEDA is a locally owned builder that has achieved national rankings and recognition.

Founded by Jacksonville native John Semanik in 1982, 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.

For more information on the above projects, call (904) 724-7800 or e-mail sales@sedaconstruction.com or see its Web site at www.sedaconstruction.com.

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