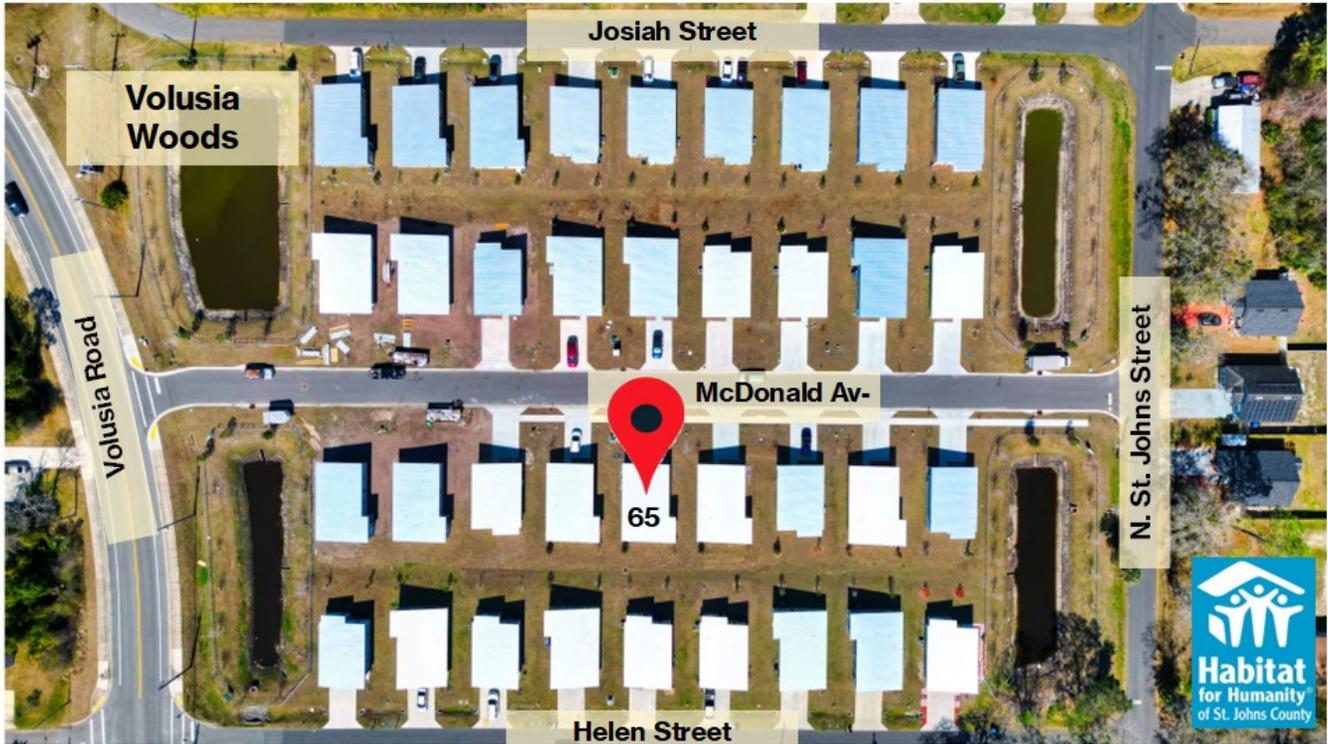
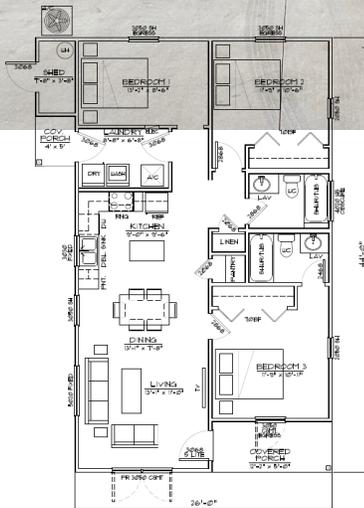


Volusia Woods – 65 McDonald Avenue, 32084

Three-Bedroom Two-Bath – 1,081 Sq Ft



**Selling for the
Appraised Value:
\$278,000**



FLOOR PLAN
1,081 SQ FT
1,081 SQ FT
1,081 SQ FT

Brand New Homes Now Available - Quality, Single Family Homes in St. Johns County, a Bike Ride from Downtown St. Augustine for under \$300,000

Habitat for Humanity of St. Johns County is building homes for the workforce. Our two-bedroom one-bath and three-bedroom two-bath homes are located on McDonald Avenue in our Volusia Woods neighborhood, located just minutes from downtown St. Augustine. All homes are owner-occupied. Down payment assistance is available to qualified buyers.

These beautiful homes have an open floorplan, with an abundance of windows so you can enjoy natural light and fresh air on a nice day. They feature a metal roof, granite countertops, upgraded vinyl flooring, window treatments, and an attached shed. All homes come with new Whirlpool appliances, including the refrigerator, range, dishwasher, and microwave, as well as a washer and dryer in a separate laundry room.

These homes cover 900 - 1,100 square feet and boast a stylish, modern eat-in kitchen with stainless steel appliances. Every home comes with an attached 32 sq ft shed at the back of the home, and a covered 80 sq ft front porch.

To learn more about qualifying for a Habitat St. Johns home and/or to arrange a tour, please call or email Candice Marhanka, Homeowner Services Manager. Candice can be reached at charmanka@habitatstjohns.org or by calling 904-826-3252.

Facts & Features

Interior

Bedrooms & Bathrooms

- ◆ Bedrooms: 3
- ◆ Bathrooms: 2
- ◆ Full bathrooms: 2

Features

- ◆ Flooring: Vinyl
- ◆ Countertops: Granite

Appliances

- ◆ Included: Dishwasher, Microwave, Refrigerator, Range/Oven, Washer, Dryer

Interior Area

- ◆ Total Interior Livable Area: 1,081 sq ft

Property

Parking

- ◆ Total Spaces: 2
- ◆ Parking Features: Off-street

Lot

- ◆ Size: 3,825

Features

Exterior Features

- ◆ Front Porch: 80 sq ft
- ◆ Attached Shed: 34 sq ft

Construction

Type & Style

- ◆ Type: Single-family
- ◆ Style: Contemporary

Materials

- ◆ Structural: Wood-Frame
- ◆ Roof: Metal

Condition

- ◆ New Construction – Built 2025-26

Community

Location

- ◆ Region: St. Augustine
- ◆ Neighborhood: West Augustine

Nearby Schools

Elementary School

- ◆ James A Webster Elementary School – 0.5 miles away

Middle School

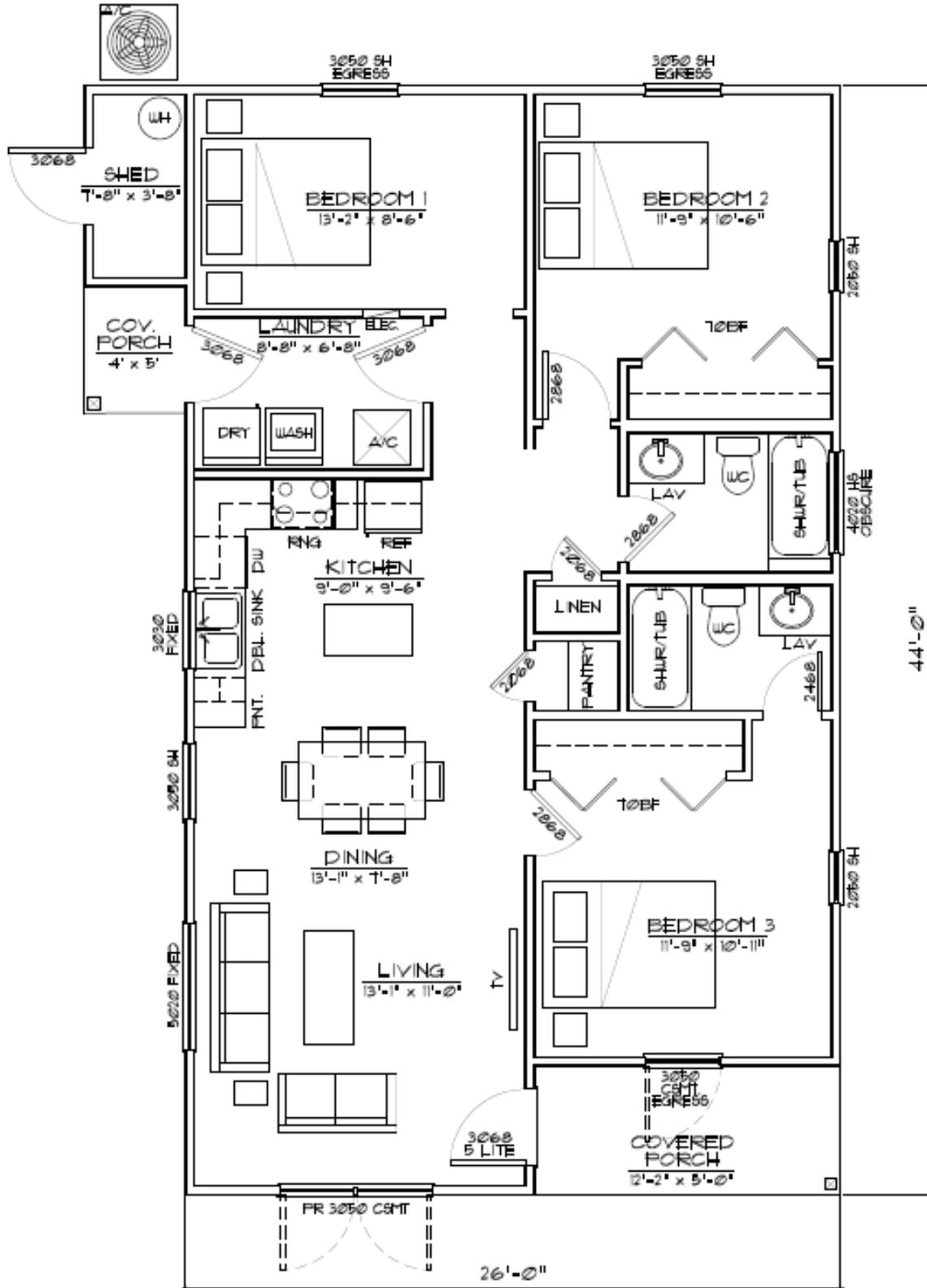
- ◆ R. J. Murray Middle School – 1.1 miles away

High School

- ◆ St. Augustine School – 2.3 miles away

Volusia Woods – 65 McDonald Avenue, 32084

Three-Bedroom Two-Bath – 1,081 Sq Ft – Appraising for \$278,000



FLOOR PLAN

1/4" = 1'-0" LIVING 1,081 SQ. FT.
 SHED 32 SQ. FT.
 PORCHES 82 SQ. FT.



Features of Habitat St. Johns Homes

- ◆ Affordable mortgage payment
- ◆ Single-family home
- ◆ Homes sell for the appraised value
- ◆ One-year builder warranty
- ◆ Downpayment assistance to qualified buyers
- ◆ Metal roof (10-year labor warranty and 45-year roof warranty)
- ◆ Granite countertops
- ◆ Stainless steel appliances, including:
 - ◆ Refrigerator
 - ◆ Range
 - ◆ Microwave
 - ◆ Dishwasher
 - ◆ Washer & dryer in a separate laundry room
- ◆ More windows – natural light, ability to enjoy cross-ventilation
- ◆ Cordless Levolor blinds are included
- ◆ Energy-efficient windows
- ◆ Quality, durable composite flooring
- ◆ Attached storage unit/shed
- ◆ Low HOA fee
- ◆ Low/no closing costs
- ◆ Convenient location! Easy bike ride to downtown St. Augustine