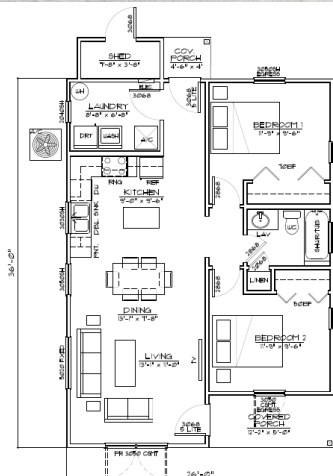


Volusia Woods – 81 McDonald Avenue, 32084

Two-Bedroom One-Bath – 874 Sq Ft



Selling for the Appraised Value:
\$248,000



FLOOR PLAN
14'0" x 27'0" LIVING 874 SQ. FT.
14'0" x 27'0" BATH 14 SQ. FT.
14'0" x 27'0" PORCH 65 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: 2
- ♦ Bathrooms: 1
- ♦ Full bathrooms: 1

Appliances

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

Features

- ♦ Flooring: Vinyl
- ♦ Countertops: Granite

Interior Area

- ♦ Total Interior Livable Area: 874 sq ft

Property

Parking

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

Features

Exterior Features

- ♦ Front Porch: 82 sq ft
- ♦ Attached Shed: 32 sq ft

Lot

- ♦ Size: 3,825
-

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

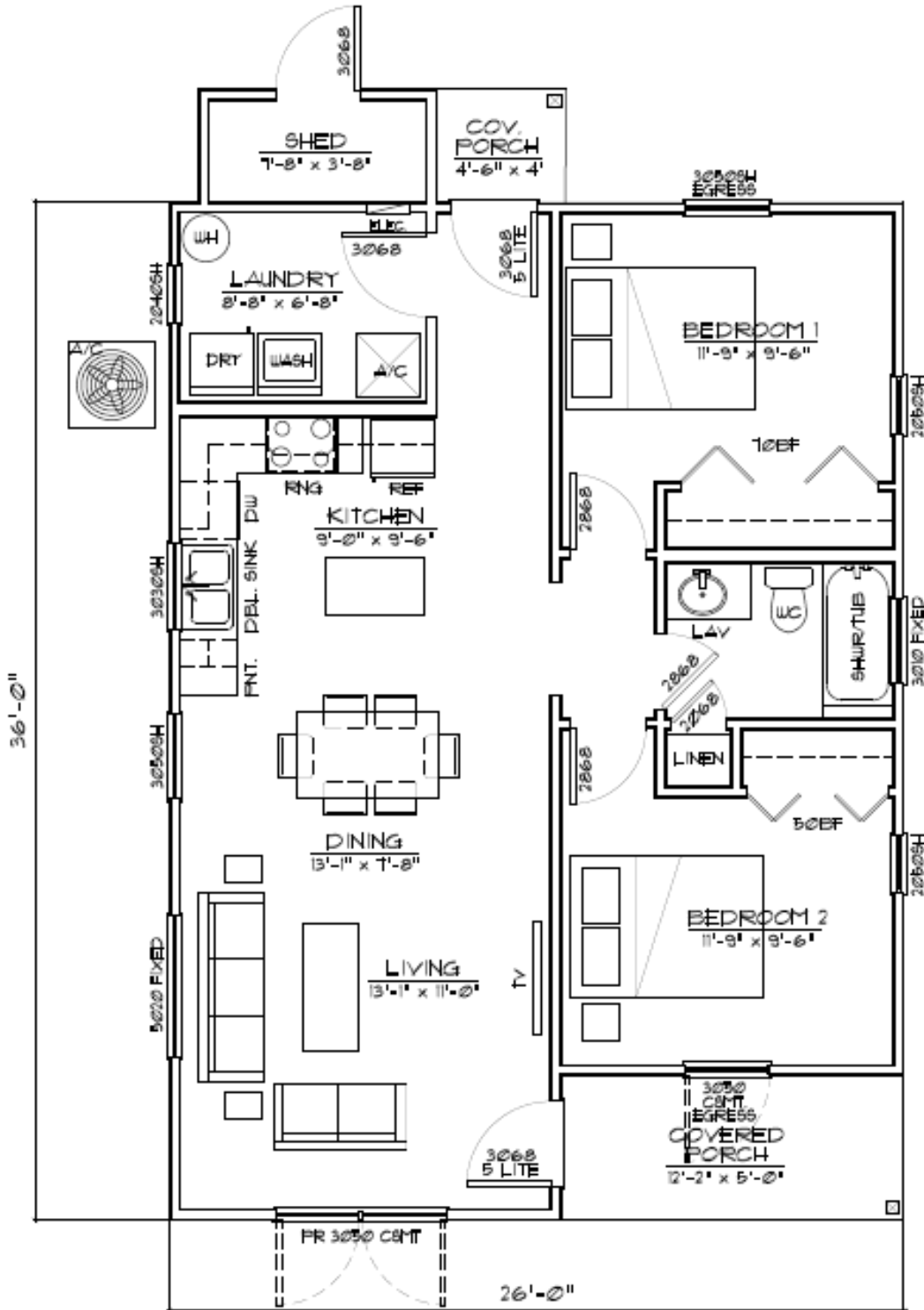
- ♦ R. J. Murray Middle School – 1.1 miles away

High School

- ♦ St. Augustine School – 2.3 miles away

Volusia Woods – 81 McDonald Avenue, 32084

Two-Bedroom One-Bath – 874 Sq Ft – Appraising for \$248,000



FLOOR PLAN

1/4" = 1'-0"
LIVING 874 SQ. FT.
SHED 34 SQ. FT.
PORCHES 80 SQ. FT.



Habitat for Humanity®
of St. Augustine/St. Johns County



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