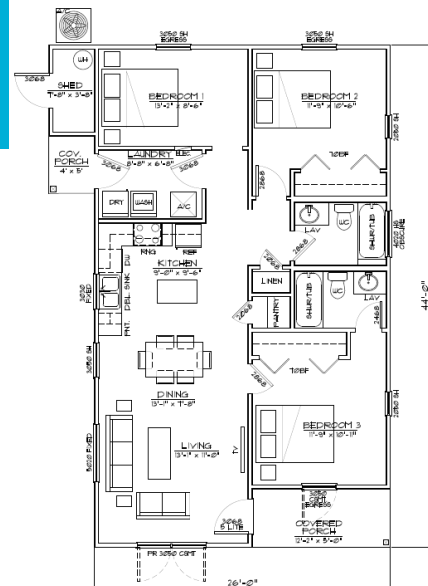


Volusia Woods—96 McDonald Avenue, 32084

Three-Bedroom Two-Bath—1,081 Sq Ft



Selling for the
Appraised Value:
\$278,000



FLOOR PLAN
10'-0" x 10'-0"
LIVING: 12'-0" x 12'-0"
BED: 10'-0" x 10'-0"
BATH: 5'-0" x 5'-0"
PORCH: 10'-0" x 8'-0"

Brand New Homes Now Available!

Quality, Single Family Homes in St. Johns County,

A Bike Ride from Downtown St. Augustine Starting in the Mid \$200,000s

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 a storage 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

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

Exterior Features

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

Lot

- Size: 3,825 sq ft
-

Construction

Type & Style

- Type: Single-family
- Style: Contemporary

Materials

- Structural: Wood-frame
- Roof: Metal

Condition

- New Construction - Built 2026
-

Community

Location

- Region: St, Augustine
- Neighborhood: West Augustine

Condition

- New Construction - Built 2026
-

Neaby Schools

Elementary School:

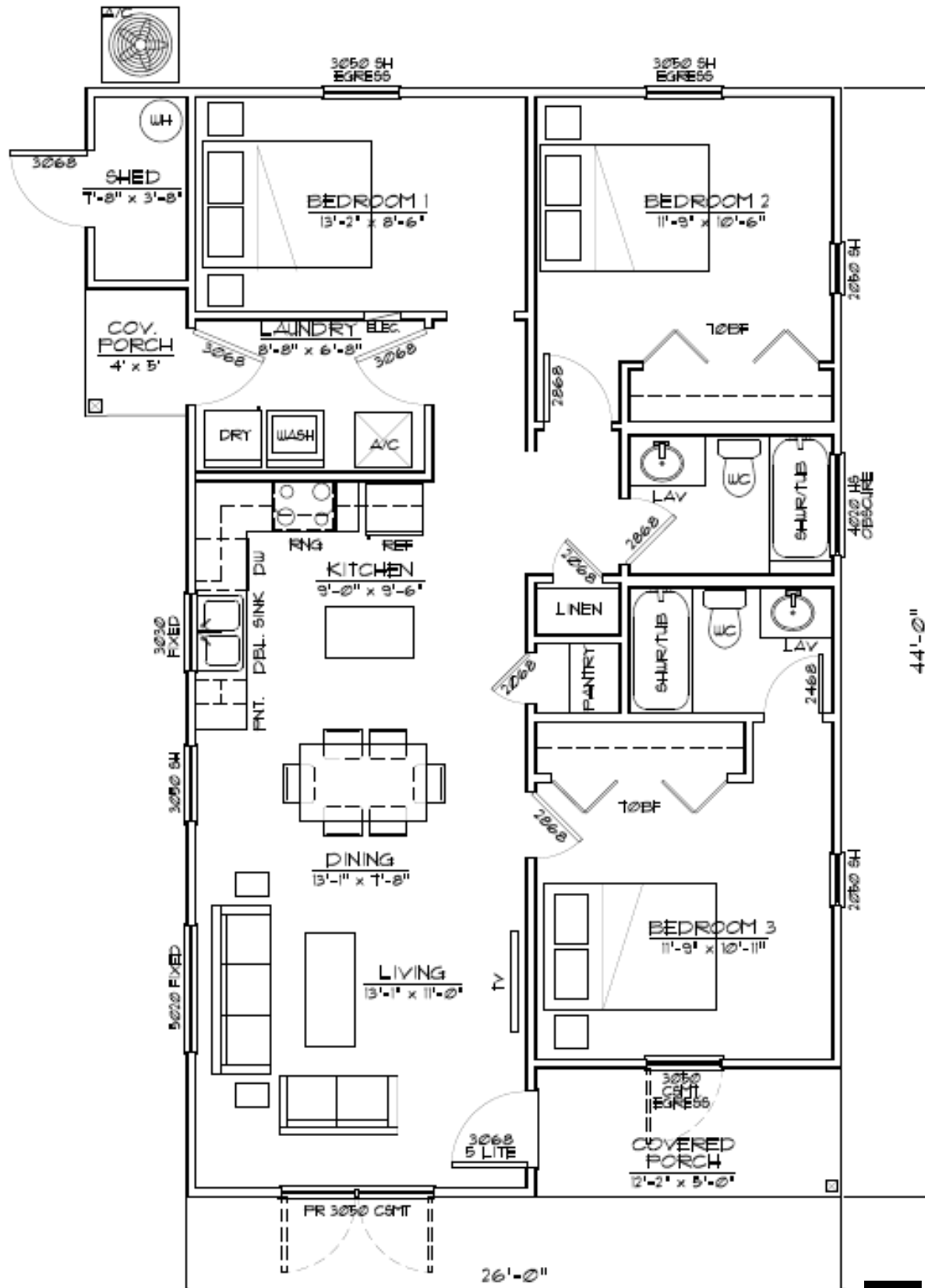
- James A Webster Elementary School—0.5 miles away

Middle School:

- R. J. Murray Middle School—1.1 miles away

High School:

- St. Augustine School—2.3 miles away



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