

THE GOLDEN ACORN



winding sidewalks, and the large front porches create the perfect environment for residents to enjoy leisurely strolls and chats with neighbors.

Paradise Moorings is located along CR-220 near Fleming Island and the many amenities offered there. The public schools for Paradise Moorings - Fleming Island High School, Lakeside Junior High School, and Doctors Inlet Elementary School - are all A-Rated schools. An 8' stucco wall and an electronically controlled gate provide an intimate, secure feeling for the community.

Another good thing about Paradise Moorings when compared with many

other developments is that there are no CDD fees to pay. Modest Homeowner Association dues help pay for the maintenance of the landscaped common areas and the Community Center.

Sid Higginbotham Builder, Inc. has 9 interior lots available and there are still 5 lakefront lots available. The current buyer's market has created great opportunities for what is still the best long-term investment available - real estate. Come visit our model home in Paradise and talk to site specialist Bill Sekeres about how you can become one of the lucky residents of this unique neighborhood.

*P*aradise Moorings is a cozy, intimately designed, 92-lot gated community nestled along the southern shores of Doctors Lake in Clay County. The development has a distinctively warm and charming atmosphere that is created by both its location along Doctors Lake and the architectural style of the homes.

The Architectural Guidelines for the neighborhood require that each home have a wide front porch, horizontal lap siding, and a white picket fence. The community includes two large interior lakes and a walkway that winds throughout the entire development. The architectural style of the homes can best be described as a combination of Low Country-style and Florida Coastal-style. These elements create a quaint, old-fashioned feel that harkens back to the small towns many of us grew up in.

Paradise Moorings has its own private boat ramp and dock which gives residents exclusive access to Doctors Lake. There is also a Community Center built near the dock. Large, mature live oak trees shade the dock and community center creating a secluded retreat that is perfect for community activities or private parties.

According to residents, not only does Paradise Moorings look like a quiet small town, it feels like one too. Many residents have commented how warm and neighborly the community is. The street layout, the



Featured Homeowner



When Steve and Suanna Taylor first visited Paradise Moorings it was still in the early stages of development and had nothing but dirt roads to drive on. They fell in love with the natural beauty of Doctors Lake and bought

a large lakefront lot with huge oak trees. Next, they needed to find the right builder to help bring their dream home to reality.

The annual Parade of Homes gave them the perfect chance to visit builders' models to help decide which builder to choose. One home they visited was Sid's model in Plantation Estates in Julington Creek. Steve and Suanna had heard about Sid & Roger's reputation for quality and attention to detail, and they were able to see it first hand in the Winter Haven model home. The Winter Haven won 1st Place in the Parade of Homes in 2003, and it was the plan the Taylors chose to have Sid & Roger build on their gorgeous lot in Paradise Moorings.

They have thoroughly enjoyed living in Paradise Moorings and have nothing but high praise for the community. Thank you Steve and Suanna for letting Sid Higginbotham Builder, Inc. build your home. We wish you many more years of enjoyment in Paradise Moorings.



Featured Homes

Kingsport II



Paradise Moorings, Orange Park - 2802 SF, 5 BR/4 BA. 3-car garage, corner lot, decorated Model home, no CDD fees. Price reduced to \$499,900

Gator Creek



Paradise Moorings, Orange Park - 2740 SF, 3BR/3BA, large bonus room upstairs, open family room-nook-kitchen floor plan, no CDD fees. Price reduced to \$479,000

Contact Bill Sekeres for more info on these homes (904) 591-4493
www.sidquality.com

Featured Sub-Contractor



DL Walker Concrete
8323 Ramona Blvd W • Jacksonville, FL 32221
904-265-7173

No part of a home is more important than the foundation. Since having some problems with monolithic slabs in the 1960's, Sid has only used stem wall foundations for the homes we build. Even though stem wall foundations cost thousands of dollars more than monolithic foundations, it is the only way Sid will build.

Since 1985, David Walker has been our only foundation contractor. David's company digs and pours the footings and then installs the concrete block stem wall. Just as the concrete block stem wall foundation is a sign of Sid's commitment to quality and structural integrity, so his loyalty to using high quality subcontractors who have the same commitment to workmanship and customer service.

And like Sid, David's roots run deep in north Florida. He was born in Norfolk, Virginia but moved to Orange Park in 1955 when he was 1-year old. David and his family still live in Orange Park. David works for many different builders in the area. But when it came time to build his own house, his respect and appreciation for the job Sid does led him to have Sid build his home in Eagle Harbor.

Thank you, David, for being such a reliable part of our company.

We appreciate your many years of service, and we look forward to many more.

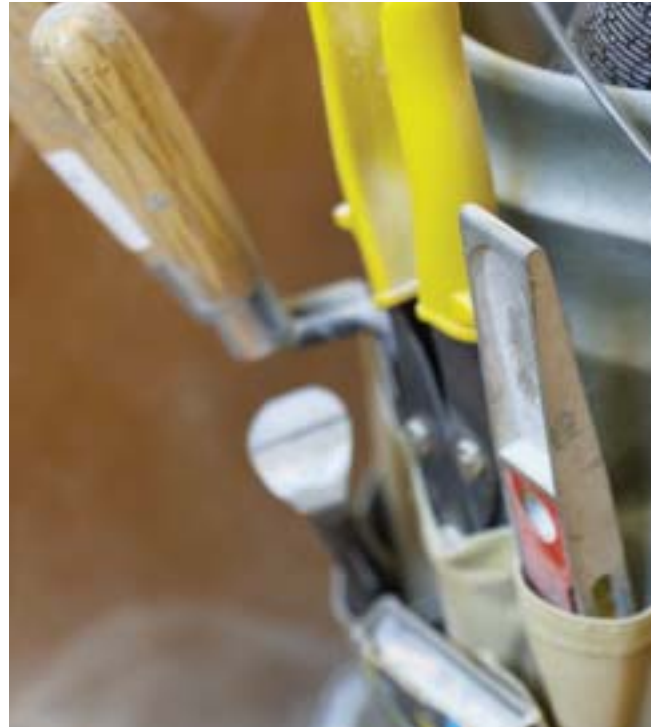


Spring Has Sprung - Perfect Time for a Home Check-up

One of the best things about living in North Florida is the beautiful weather. Spring is literally in full bloom, and the weather is so nice. This is the perfect time of year to get outside and enjoy your yard, and give your home a good once-over. To preserve the value of your home, and save yourself expensive repairs, it is wise to perform regular preventative maintenance.

Just as you regularly change the oil in your car, you should regularly inspect your home for areas that need attention. Areas of particular concern are any places that could allow water to get inside the walls or floor. One of your best friends as a homeowner should be a caulk gun and a high-quality sealant to keep water out. All types of exteriors - stucco, brick or siding - can all have cracks that allow water to get in the wall and cause problems. Look for these cracks and seal them. Tile grout is a brittle material that can crack and allow water to seep beneath the tile. It should be repaired with a special caulk made to repair grout.

A \$4.00 tube of caulk can prevent thousands of dollars of damage to your home. Preserve your most valuable asset and perform regular home maintenance.



"Thunder is good, thunder is impressive; but it is lightning that does the work."

- MARK TWAIN



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****EXCLUSIVELY FOR SID HIGGINBOTHAM HOMEOWNERS****

Have you outgrown your home? Have you considered doing some renovations? For a limited time, we are offering to do custom room additions and/or major remodeling projects for you, our valued homeowners. For more information call Roger at 771-5816.



Buyers Market: when market conditions favor buyers. When there are more sellers than buyers, the buyers have more choices of properties and may be able to negotiate a lower price.



Homes Available for Immediate Move-in

		<u>Original</u>	<u>Now</u>
<i>Fiddlers Green, Magnolia Point</i>	3BR/3BA	\$447,500	\$399,000
<i>Golden Bear, Magnolia Point</i>	4BR/3BA	\$447,500	\$399,000
<i>Eagle Pines, Eagle Harbor</i>	4BR/2.5BA	\$445,000	\$400,000
<i>Mulberry Grove, Romeo Point</i>	4BR/4BA	\$513,000	\$447,500
<i>Gator Creek, Paradise Moorings</i>	3BR/3BA	\$499,000	\$479,000
<i>Kingsport II, Paradise Moorings</i>	5BR/4BA	\$515,000	\$499,900
<i>Westport, Eagle Landing</i>	4BR/4BA	\$571,000	\$535,900
<i>Oak View Park II, Magnolia Point</i>	5BR/4BA	\$589,000	\$539,000
<i>Oak Bridge, Eagle Landing</i>	5BR/3BA	\$585,000	\$549,900
<i>Oak Ridge, Eagle Landing</i>	5BR/4.5BA	\$679,800	\$679,800
<i>Trieste, Eagle Landing</i>	5BR/4BA	\$765,000	\$745,900
<i>Spring Park, Riverfront, Fruit Cove</i>	6BR/4.5BA	\$2,500,00	\$1,995,000

See photos and floor plans of all of these homes at www.sidquality.com.