

THE GOLDEN ACORN



Magnolia Point Golf & Country Club is the best kept secret in country club living in North Florida. Located just north of Green Cove Springs, Magnolia Point Golf & Country Club is a 1000-acre gated community that is home to a truly spectacular 27-hole golf course designed by local golfing legend Mark McCumber. With golf as the center-point of the developer's vision from the beginning, Magnolia Point offers one of the best Florida golf experiences time and time again. Each shot is as beautiful as the last as most of the fairways and greens are lined by majestic oaks and fragrant magnolias. The lack of parallel fairways also ensures that each hole is as serene as it is scenic. The 27-hole layout is carved out of pristine natural environment lending a beautiful and memorable backdrop to the fair but challenging design. Magnolia Point features elevation changes uncharacteristic of Florida courses. Many favorably compare Magnolia Point to courses found in the Carolinas.

But you don't have to be a golfer to appreciate the natural beauty and serene atmosphere of this spectacular community. Sid Higginbotham Builder, Inc. has been building homes in Magnolia Point since its beginning in 1987, and we are currently building homes in the newest phase of the development. We

have more than 30 lots available to choose from. The lots in Magnolia Point are larger than lots in most other subdivisions, and they vary in elevation, size and shape, and are heavily wooded with mature trees. A variety of local custom builders have built in the community over the years providing an uncommon diversity in architectural styles. Home prices range from about \$250,000 to over \$800,000.

Golf is not the only recreation offered at Magnolia Point. Other amenities include lighted, clay tennis courts; a Junior Olympic size swimming pool; full service restaurant and The 28th Hole Lounge. These great facilities have created a warm social environment and community meeting place for Magnolia Point residents.

Green Cove Springs is a charming, historic small town situated along US-17. The shopping district has brick-paved streets lined with a variety of locally owned shops including an antique store, music shop, clothing shops and others. A wonderful riverfront park is built around the spring that Green Cove Springs is named for. It includes a playground, picnic area and gazebo, all under the shade of century-old oak trees.

Take a break from the hectic pace of your everyday life and come see how peaceful Magnolia Point and Green Cove Springs really are.



Featured Homes



Oak View Park II

Magnolia Point, Green Cove Springs - 3614 SF, 5 BR/4 BA, beautiful 1/2 acre Country Club lot with golf course view, granite tops, beautiful built-ins in family room, brick paver drive, extra large lanai - No CDD fees \$539,900



Fiddlers Green



Magnolia Point, Green Cove Springs - 2734 SF, 4 BR/3 BA, bonus room upstairs, 3-car garage, gorgeous tiled sunroom with a great view of a small lake - No CDD fees \$429,900

Golden Bear



Magnolia Point, Green Cove Springs - 2726 SF, 4 BR/3 BA, large game room upstairs plus flex space, 3-car garage with epoxy coating, corner lot - No CDD fees \$429,900

Contact Bill Garrison for more info on these homes (904) 838-0531
www.sidquality.com



Featured Homeowner

David and Carlotta Aut are longtime Jacksonville residents who recently moved into a brand new Sid Higginbotham built home at Magnolia Point in Green Cove Springs. The Aut's' first home was built near Argyle Forest in 1985. The recent growth in the Oakleaf-Argyle area made the Aut's feel crowded, so they began to look for a more serene place to live.

On a visit to Magnolia Point Golf & Country Club, David and Carlotta both fell in love with the peaceful atmosphere and natural beauty that defines Magnolia Point. They found the perfect home site to build Sid's newest favorite plan, The Trieste. The large, heavily wooded lot backs up to a par 5 fairway, a large lake and a conservation area. Turkeys, deer and a variety of waterfowl are often seen in their new backyard. Bald eagles and ospreys soar above the large lake searching for their next meal. Literally, a world away from the congestion they left behind. City convenience in a country atmosphere – Magnolia Point.

Thank you, David and Carlotta, for choosing Sid Higginbotham Builder to build your new home.



Featured Sub-Contractor

Sid first began dealing with Wilkinson Insulation when he was a subcontractor for Sears & Roebuck, in the late '50's. The family owned business was founded in 1942 by Bill Wilkinson and his brother-in-law, Frank Jones. Today, Frank's son Bill Jones, and his brother-in-law, Gary Swallow, run the business.

In 1942, the company was called Wilkinson Weatherstripping. Even though Owens-Corning was making fiberglass insulation in 1938, the primary method of saving home energy was by installing weatherstripping around doors and windows. Insulation was not considered a necessary product in homebuilding until the 1970's. As the products and methods used in building energy efficient homes have evolved, so has the company. In recognition of that evolution, the company changed its name to Wilkinson Insulation in 1974.

They continue to provide the most current products for insulating the homes we build. Recently, R-11 insulation used in 2x4 walls was eliminated from Wilkinson's inventory in lieu of R-13. R-13 is designed for 2x4 walls also, but is a denser, and more energy efficient insulation for just pennies more than R-11. Fireproof foam caulk around wall penetrations is another service Wilkinson has added to keep up with ever-changing Building Codes.

As much as their high level of service, we appreciate and respect our decades-long relationship with Wilkinson Insulation. We look forward to the decades ahead dealing with another family-owned business that operates with integrity. Thank You, Bill & Company, for your great customer service and professionalism.



"If you ask what is the single most important key to longevity, I would have to say it is avoiding worry, stress and tension. And if you didn't ask me, I'd still have to say it." - GEORGE BURNS

****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.

It Doesn't Get Any Better Than This



In 2005, no one could have imagined that home-buying conditions would ever be as good as they are today. Low prices, many great choices, and unbelievable mortgage rates offer homebuyers a once-in-a-lifetime opportunity to enjoy the American dream - home ownership.

Home prices are below their actual value because of current market conditions. Today's new-home prices are unsustainably low. Prices must rise because replacement costs are higher than current sales prices reflect.

Also, mortgage rates are at historic lows. 30-year fixed rates of 4.375% are available to qualified buyers.

But fear is still keeping many buyers on the sidelines while a truly historic chance may be quietly slipping by.

Trying to time the bottom of the housing market is as impossible as timing the stock market. The "bottom" is only known for sure after it has passed. In December 2008, sales of existing homes jumped up 6.5%, and inventory of existing homes has decreased for the past 5 consecutive months.

But one thing is certain - buying conditions like those available now have never existed before, and once they are gone, they will likely never exist again.

Even as the economy falters, the number of households continues to grow. Currently, America is creating twice as many new households as builders are building new homes. This trend cannot and will not continue. Ultimately new households and new starts will match up, and today's slowdown will return to normal levels. In 2008, there were 12,000 closings in the Jacksonville metro area. As smart buyers jump back into the housing market and buy up the current excess inventory, the buyer's market will soon be a thing of the past. And those that do buy during this historic time will realize a tremendous gain in their home's equity as prices begin to rebound from these artificially low levels.

Many choices, lower-than-value pricing, and amazing interest rates. It truly doesn't get any better than this.

To take advantage of the great bargains available in Magnolia Point contact Bill Garrison at (904)838-0531.



"I was seldom able to see an opportunity until it had ceased to be one." - MARK TWAIN



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