

THE CHARLOTTE at MIDDLEBOURNE

THE CHARLOTTE - CRAFTSMAN MODERN

MOVE IN READY

3 Bedrooms • 2 Bathrooms • 2-Car Garage • 2,106 ft² Living Area • 2,557 ft² Under Roof

Step into the Charlotte, a 3-bedroom, 2-bath open floor plan that combines elegance and functionality. The gourmet kitchen with a large island flows into the dining and living areas. Sliding doors lead to a covered lanai, perfect for outdoor relaxation. The primary suite offers a serene retreat with a luxurious bath and spacious walk-in closet. With customization options from ICI Homes, like a deluxe kitchen or extended lanai, the Charlotte is designed to suit your unique lifestyle—perfect for both entertaining and everyday living.

*** Renderings may vary from actual home. Please see disclaimer for more details.**

$1,088

ESTIMATED SAVINGS

FACTOR ENERGY-WISE · QUALITY-BUILT

This home has a HERS Score of 55 and is estimated to save you $1,088 on your annual utility bills vs. a resale home.

THE CHARLOTTE

3 Bedrooms • 2 Bathrooms • 2-Car Garage

MOVE IN READY

Middlebourne

Classic Series | 50' Wide Lots - Lot 28

60 Pathway Court
St. Johns, FL, 32259

Living Area: 2,106 ft^2

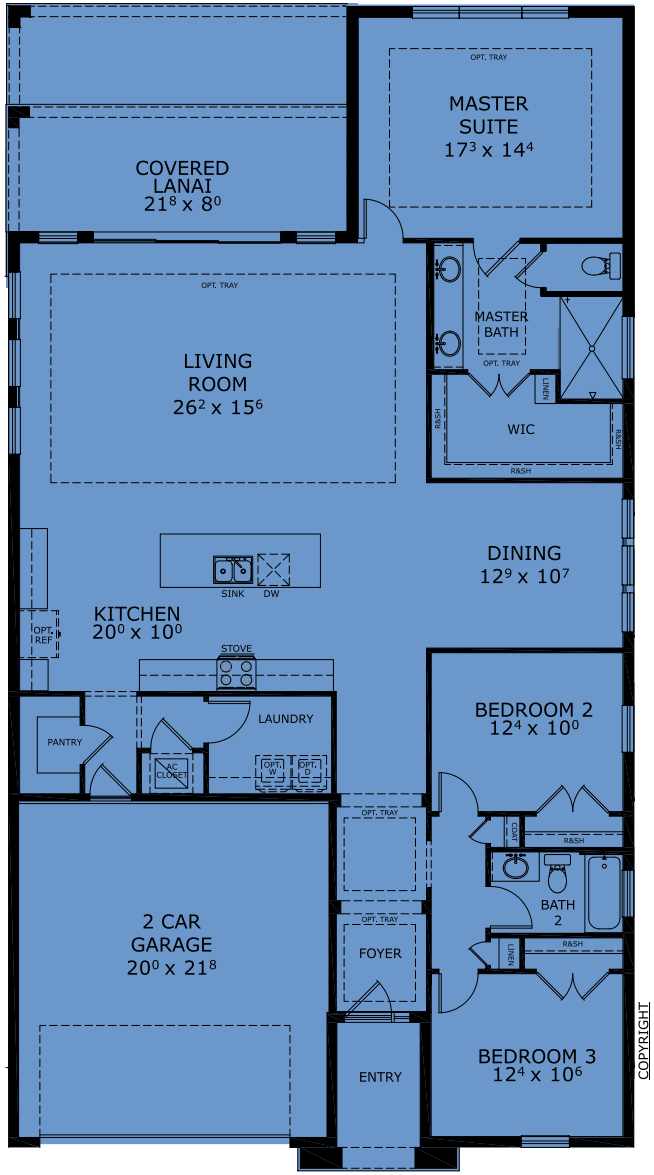
Structural Options Included in This Home:

- Kitchen Deluxe - NFD
- Alternate Dining/Kitchen/Laundry Layout
- Extended Covered Lanai
- Ceiling 12 @ Kitchen/Living/Dining
- Tray Ceiling - Foyer
- Tray Ceiling - Living Room
- Tray Ceiling - Master Suite
- Outlet-Floor Plug Brass

And much more....

Priced at: $671,981

FIRST FLOOR



This Charlotte is a Move In Ready! Speak to a Sales Counselor (844) 349-6401 or visit ICIHomes.com

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ICI HOMES
2-10 HOME BUYERS WARRANTY
EQUAL HOUSING OPPORTUNITY