



THE CHARLOTTE at MIDDLEBOURNE

THE CHARLOTTE - CRAFTSMAN MODERN

BEING BUILT

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



This home has a HERS Score of 55 and is estimated to save you \$2,178 on your annual utility bills vs. a resale home.

THE CHARLOTTE

3 Bedrooms • 2 Bathrooms • 2-Car Garage

BEING BUILT

Middlebourne

Classic Series | 50' Wide Lots - Lot 28

60 Pathway Court
St. Johns, FL, 32259

Living Area: 2,106 ft²

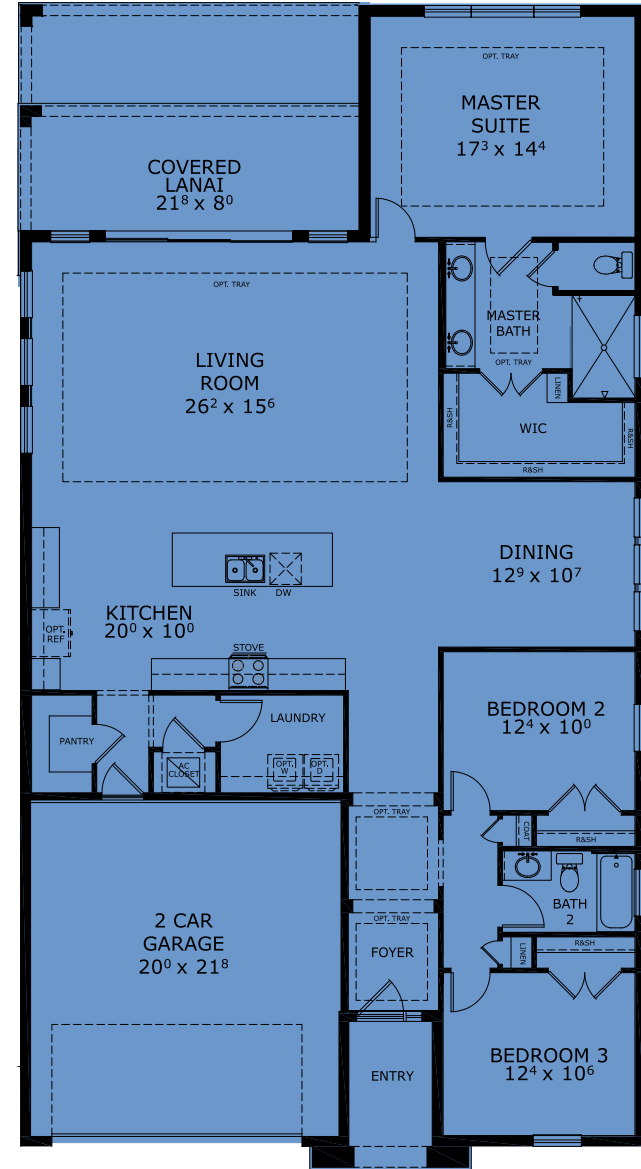
Structural Options Included in This Home:

- ✓ 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 Being Built! [Speak to a Sales Counselor \(844\) 349-6401](https://www.icihomes.com) or visit [ICIHomes.com](https://www.icihomes.com)

©1994-2026 ICI Homes™ is a registered trademark whose divisions operate under CBC1267313, CBC1262114, CBC1262120, CBC1264300, CBC1265743, CRC1333091, and CBC1257263. Features may be plan specific and vary. Please consult a Sales Associate for specific feature information. All new ICI Homes come with a HBW 2-10 warranty. Certain elevations may have additional fees. Prices may not include lot premiums, upgrades, and options. Inventory home completion date may vary. All prices subject to change without notice. All plans are property of ICI Homes and cannot be copied or used without permission. Prices, promotions, incentives, features, options, amenities, floor plans, elevations, site maps, designs, materials, and dimensions are for illustrative purposes only and subject to change without notice. Plans should not be relied upon as representation express or implied of final sizes, locations, features or dimensions. Square footage and dimensions are estimated and may vary from description. All HERS ratings and savings are calculated by a third party energy rating service. Actual savings will depend on a number of factors, including but not limited to daily activities, home maintenance practices, household size, use of appliances, lighting and internal climate control systems, lot orientation, and surrounding climate and weather conditions. Created on 06/25/2026: Garage Orientation R / L: _____

