



## THE CHARLOTTE at MIDDLEBOURNE

THE CHARLOTTE - COASTAL MODERN

**3 Bedrooms • 2 Bathrooms • 2-Car Garage • 1,872 ft<sup>2</sup> Living Area • 2,557 ft<sup>2</sup> 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

**Middlebourne** Available In  
St. Johns, FL Middlebourne 50

Living Area: 1,872 ft<sup>2</sup> Under Roof: 2,557 ft<sup>2</sup>

## THE FLORIDA TRADITIONAL - SIDING



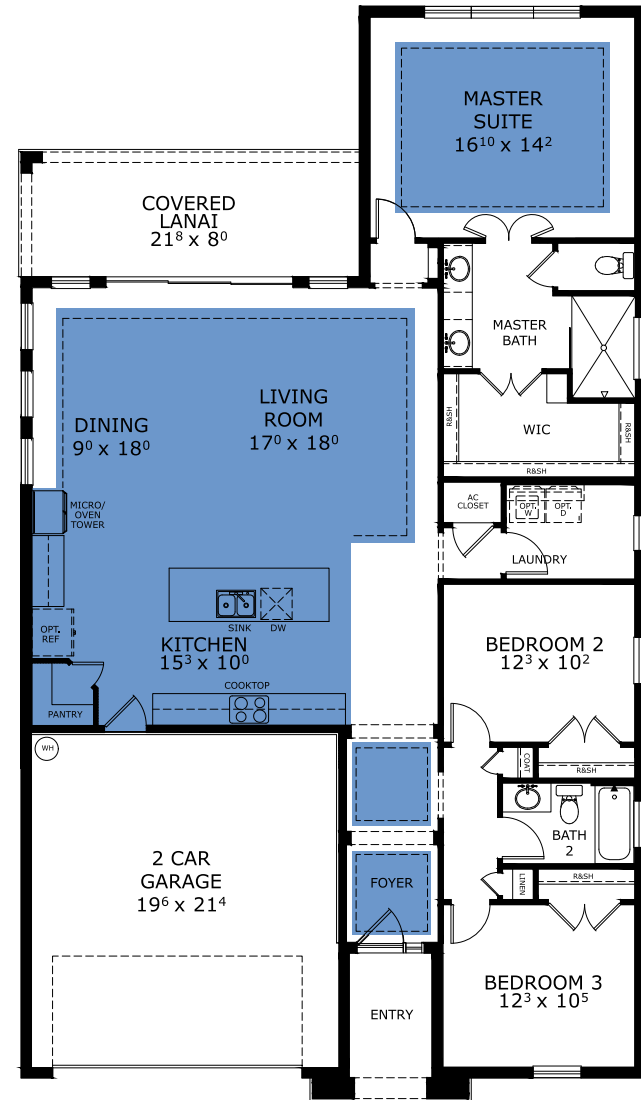
## THE FARMHOUSE MODERN



## THE CRAFTSMAN MODERN



## FIRST FLOOR



Customize this plan, it's easy! (844) 349-6401 or visit [ICIHomes.com](https://www.ICIHomes.com)

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