



## THE MONACO at BROWNS LANDING

**4 Bedrooms • 4 Bathrooms • 4-Car Garage • 3,832 ft<sup>2</sup> Living Area • 5,411 ft<sup>2</sup> Under Roof**

The Monaco floor plan combines elegance and function across 3,832 square feet, with four bedrooms, four baths, and a four-car garage. The open living space flows seamlessly from the kitchen with a hidden pantry and island, to the airy living room, and out to the 35' by 15' covered lanai. The master suite offers a private retreat with dual walk-in closets, a spa-like bath, and an adjacent exercise room. With customization options like a game room or wine closet, the Monaco can be tailored to fit your lifestyle, providing a luxurious space for any occasion.

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

THE MONACO - WEST INDIES

MODEL FOR SALE

**\$3,277**  
ESTIMATED SAVINGS



This home has a HERS Score of 59 and is estimated to save you \$3,277 on your annual utility bills vs. a resale home.

# THE MONACO

4 Bedrooms • 4 Bathrooms • 4-Car Garage

MODEL FOR SALE

## Browns Landing

Estates at Browns Landing - Lot 015

1829 Adrian Creek Blvd.  
Port Orange, FL, 32128

Living Area: 3,832 ft<sup>2</sup>

## Structural Options Included in This Home:

- ✓ Deluxe Master Bath 1
- ✓ Deluxe Nook
- ✓ Pool Bath Alternate
- ✓ Powder Bath
- ✓ Kitchen Deluxe Deluxe Kitchen Includes - Cooktop includes freestanding range, single wall oven, microwave over cooktop, dishwasher, a
- ✓ Kitchen Island Alternative
- ✓ Extended WIC
- ✓ Lanai Cabana
- ✓ Wet Bar
- ✓ Cabana Kitchen
- ✓ Sliding Glass Door 10 Corner Pocket
- ✓ Hidden Pantry
- ✓ Tray Ceiling - Foyer
- ✓ Tray Ceiling - Living Room

And much more....

Priced at: **\$3,149,990**

This Monaco is a Model For Sale! **Speak to a Sales Counselor (844) 349-6401 or visit [ICIHomes.com](http://ICIHomes.com)**

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