



THE EAST PORT at SEVEN PINES

THE EAST PORT - TRANSITIONAL

SOLD

4 Bedrooms • 3 Bathrooms • 2-Car Garage • 2,477 ft² Living Area • 3,297 ft² Under Roof

The East Port is a 2,477-square-foot, four-bedroom, three-bath home that offers flexible, family-friendly living. The first floor's open layout connects the living room, dining area, and a gourmet kitchen with a large island and walk-in pantry. The covered lanai extends your living space outdoors, while the main-floor master suite provides a private retreat with a spacious bath. Upstairs, a large game room and two additional bedrooms create a perfect space for family and guests, with a private balcony as a charming bonus. Customizable options from ICI Homes allow you to personalize the East Port to fit your lifestyle.

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

\$1,277

ESTIMATED SAVINGS



This home has a HERS Score of 61 and is estimated to save you \$2,729 on your annual utility bills vs. a resale home.

THE EAST PORT

4 Bedrooms • 3 Bathrooms • 2-Car Garage

SOLD

Seven Pines

Heritage Series | 40' Wide Lots | Rear Load - Lot 418

5584 Lumber Mill Road
Jacksonville, FL, 32224

Living Area: 2,477 ft²

Structural Options Included in This Home:

- ✓ Kitchen Deluxe - NFD
- ✓ Ceiling 12 @ Kitchen/Living/Dining
- ✓ Tray Ceiling - Dining
- ✓ Tray Ceiling - Living Room
- ✓ Railing ilo Knee Wall at Stairs
- ✓ Wood Railing @ Stairs
- ✓ Laundry Sink-Rough In
- ✓ Remove Pantry in kitchen- replace with lower cabinets and counter tops
- ✓ At garage entry by Laundry/stop and drop, push wall to be even with laundry door opening.
- ✓ in owners suite, Move the 2 windows on the side wall. Put 1 window in Master on the front wall and put 1 window on the front wall in bedroom 2
- ✓ add 2 - 2070 windows in kitchen 19" from countertop spaced evenly on wall on both sides of 36" cooktop
- ✓ in master shower make transom window to 4020

And much more....

Priced at: \$743,870

This East Port is a Sold! [Speak to a Sales Counselor \(844\) 349-6401](#) or visit [ICIHomes.com](#)

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FIRST-SECOND FLOOR

