



THE MONICA at NOCATEE

THE COASTAL MODERN **MODEL**

4 Bedrooms • 4.5 Bathrooms • 4-Car Garage • 3,488 ft² Living Area • 5,052 ft² Under Roof

The Monica floor plan offers 3,488 square feet of thoughtfully designed luxury, featuring four bedrooms, four baths, and a four-car garage. A grand entry leads to a spacious dining room and study, while the vaulted living room flows seamlessly into the kitchen and nook. The master suite is a private retreat, with French doors to the lanai, a spa-inspired bath, and a large walk-in closet. Additional bedrooms provide comfort and privacy, and flexible spaces like a game room and cabana guest suite allow for customization. Tailor the Monica with ICI Homes' wide array of options to create your dream home.

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

\$1,576

ESTIMATED SAVINGS



This home has a HERS Score of 66 and is estimated to save you \$1,576 on your annual utility bills vs. a resale home.

THE MONICA

4 Bedrooms • 4.5 Bathrooms • 4-Car Garage

MODEL

Nocatee

Pinnacle Series | 80' Wide Lots | Coral Ridge - Lot 118

91 Sabal Creek Trail
Ponte Vedra, FL, 32081

Living Area: 3,488 ft²

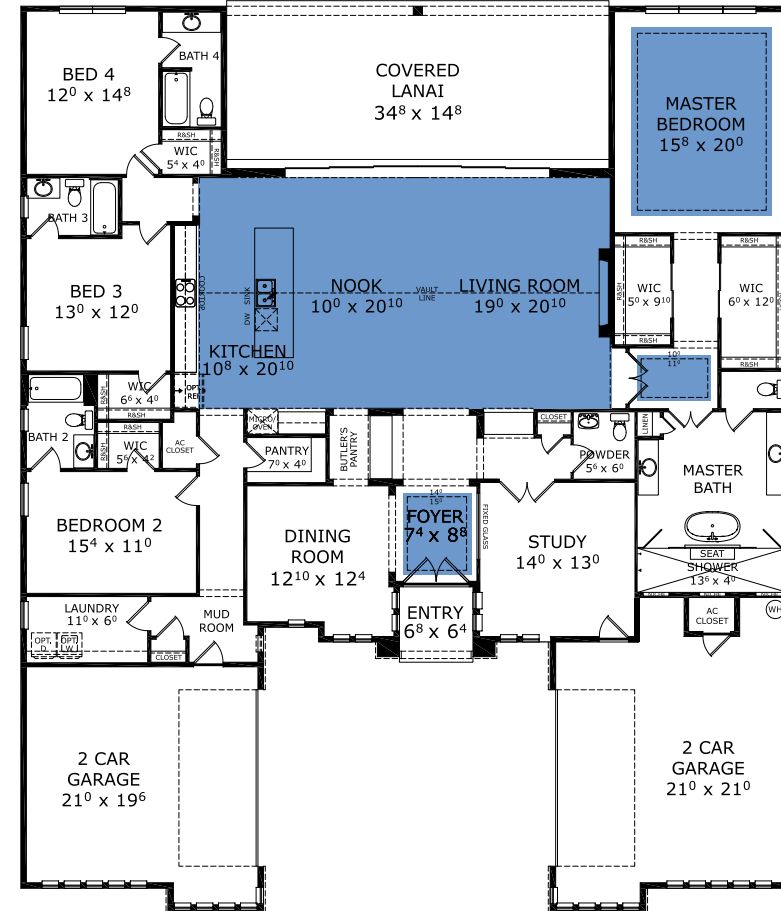
Structural Options Included in This Home:

- ✓ Fireplace-Stain Grade Mantle
- ✓ Cabana - Game Cabana
- ✓ Shower ilo Guest Tub @ Bath
- ✓ Kitchen Deluxe - NFD
- ✓ Vaulted Ceiling - Living
- ✓ Tray Ceiling - Foyer
- ✓ Tray Ceiling - Master Suite
- ✓ Tray Ceiling - Master Suite Entry
- ✓ Outlet-Floor Plug Brass
- ✓ CLARIFICATION: Lanai Slab Height to be the Same at Rest of the House Slab Height
- ✓ Oversized Horizontal Niche - Bath 4
- ✓ CLARIFICATION: Raise Fireplace Box an Additional 6" AFF
- ✓ Reframe Cabana Doors For Euro Stacking

And much more....

From: **\$1,265,900**

FIRST FLOOR



This Monica is a Model! **Speak to a Sales Counselor (844) 349-6401** or visit **ICIHomes.com**

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