

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.

$1,576
ESTIMATED SAVINGS

FACTOR ENERGY-WISE · QUALITY-BUILT

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.

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

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 ft^2

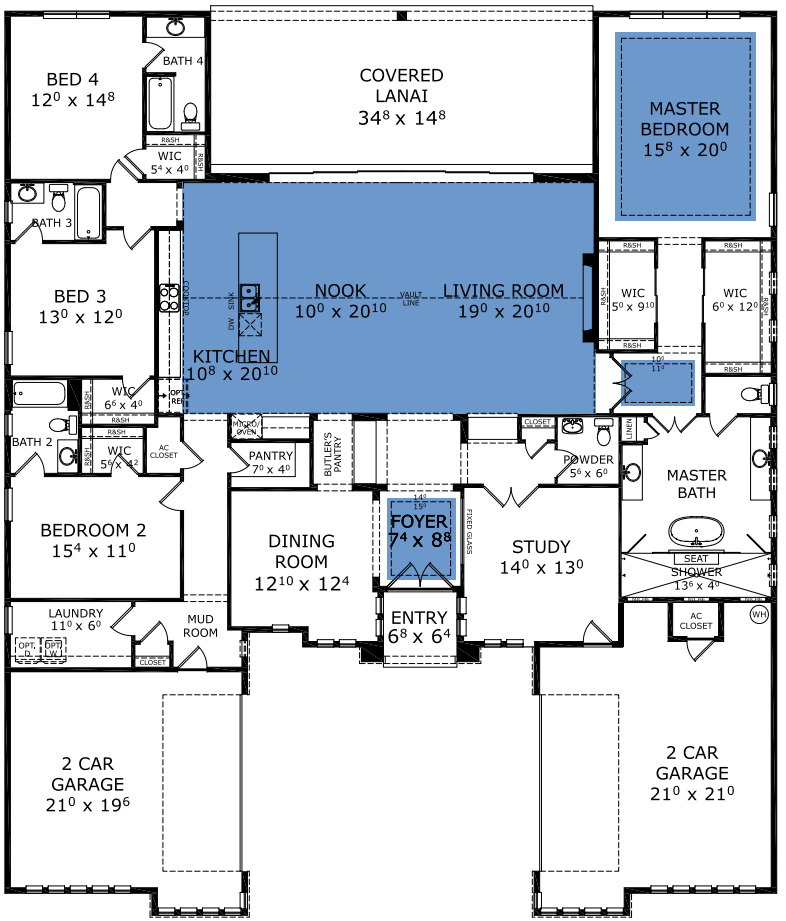
Structural Options Included in This Home:

- 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

©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 11/12/2026: _____ Garage Orientation R / L: _____**

ICI HOMES

2-10 HOME BUYERS WARRANTY. EQUAL HOUSING OPPORTUNITY