



## THE MONICA at SILVERLEAF

THE COASTAL MODERN

MODEL

**4 Bedrooms • 4.5 Bathrooms • 4-Car Garage • 3,488 ft<sup>2</sup> Living Area • 5,052 ft<sup>2</sup> 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 \$3,459 on your annual utility bills vs. a resale home.

# THE MONICA

4 Bedrooms • 4.5 Bathrooms • 4-Car Garage

MODEL

## Silverleaf

Pinnacle Series | 80' Wide Lots | Courtney Grove - Lot 006

84 Courtney Manor Court  
St Augustine, FL, 32092

Living Area: 3,488 ft<sup>2</sup>

### Structural Options Included in This Home:

- ✓ Shower ilo Guest Tub @ Bath
- ✓ Kitchen Deluxe - NFD
- ✓ Vaulted Ceiling - Living
- ✓ Tray Ceiling - Dining
- ✓ Tray Ceiling - Foyer
- ✓ Tray Ceiling - Living Room
- ✓ Tray Ceiling - Master Suite
- ✓ Tray Ceiling - Master Suite Entry
- ✓ Outlet-Floor Plug Brass
- ✓ Laundry Sink-Rough In
- ✓ DO NOT INSTALL LUGGAGE SHELVES
- ✓ CLARIFICATION: MASTER BATH KNEE WALL TO EXTEND TO FIT A 66" TUB
- ✓ CLARIFICATION: AIRSWITCH TO BE PLACED 8" LEFT OF FAUCET
- ✓ CLARIFICATION: DO NOT INSTALL MBA LINEN CLOSET

And much more....

From: **\$1,043,900**

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

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## FIRST FLOOR

