



## THE AIDEN at MIDDLEBOURNE

THE AIDEN - CRAFTSMAN

FINALIZED CONTRACT

**4 Bedrooms • 3 Bathrooms • 3-Car Garage • 2,399 ft<sup>2</sup> Living Area • 3,220 ft<sup>2</sup> Under Roof**

Step into the Aiden, a versatile 4-bedroom, 3-bathroom floor plan designed for both relaxation and entertaining. An elegant foyer leads into a spacious living area connected to a covered lanai perfect for enjoying Florida's sunshine. The deluxe kitchen serves as the home's heart, ideal for cooking, hosting, and gathering. The master suite is a private retreat, complete with a luxurious bath and large walk-in closet. A flexible room can be customized into a home office, extra bedroom, or whatever suits your needs. And with ICI Homes, you have the freedom to personalize this space – if you can dream it, we can build it.

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

**\$2,555**

**ESTIMATED SAVINGS**



This home has a HERS Score of 59 and is estimated to save you \$2,555 on your annual utility bills vs. a resale home.

# THE AIDEN

4 Bedrooms • 3 Bathrooms • 3-Car Garage

FINALIZED CONTRACT

## Middlebourne

Classic Series | 50' Wide Lots - Lot 23

49 Pathway Court  
St. Johns, FL, 32259

Living Area: 2,399 ft<sup>2</sup>

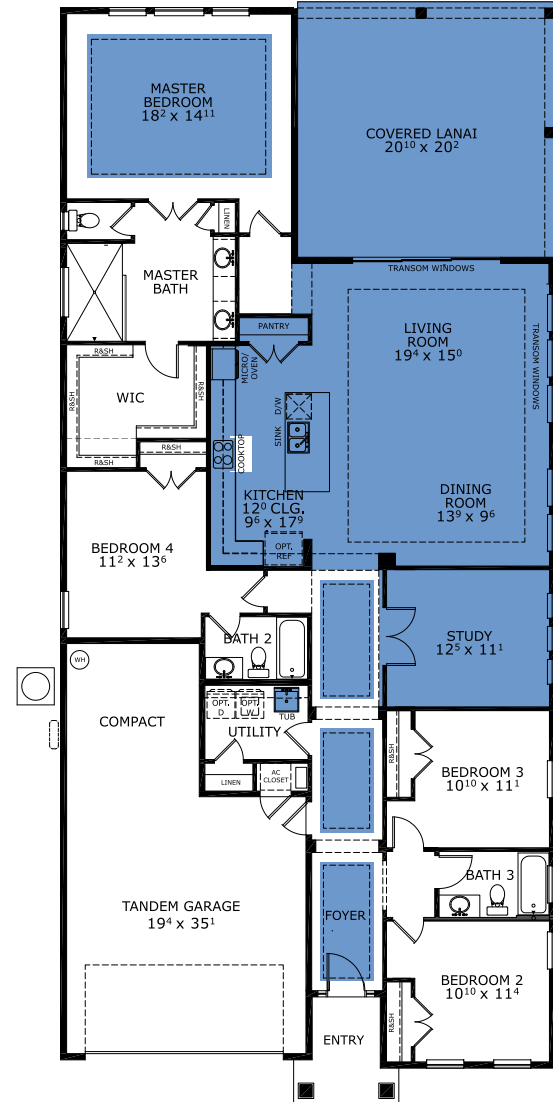
### Structural Options Included in This Home:

- ✓ Kitchen Deluxe - NFD
- ✓ Extended Covered Lanai
- ✓ Study ilo Flex Room
- ✓ Ceiling 12 @ Kitchen/Living/Dining
- ✓ Tray Ceiling - Foyer
- ✓ Tray Ceiling - Living Room
- ✓ Tray Ceiling - Master Suite
- ✓ Laundry Sink-Rough In

And much more....

Priced at: **\$697,490**

## FIRST FLOOR



This Aiden is a Finalized Contract! [Speak to a Sales Counselor \(844\) 349-6401](https://www.icihomes.com) or visit [ICIHomes.com](https://www.icihomes.com)

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