



## THE AIDEN at MIDDLEBOURNE

**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.

THE AIDEN - CRAFTSMAN MOVE IN READY

**\$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

MOVE IN READY

## Middlebourne

Classic Series | 50' Wide Lots - Lot 151  
819 Navigators Road  
St. Johns, FL, 32259

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

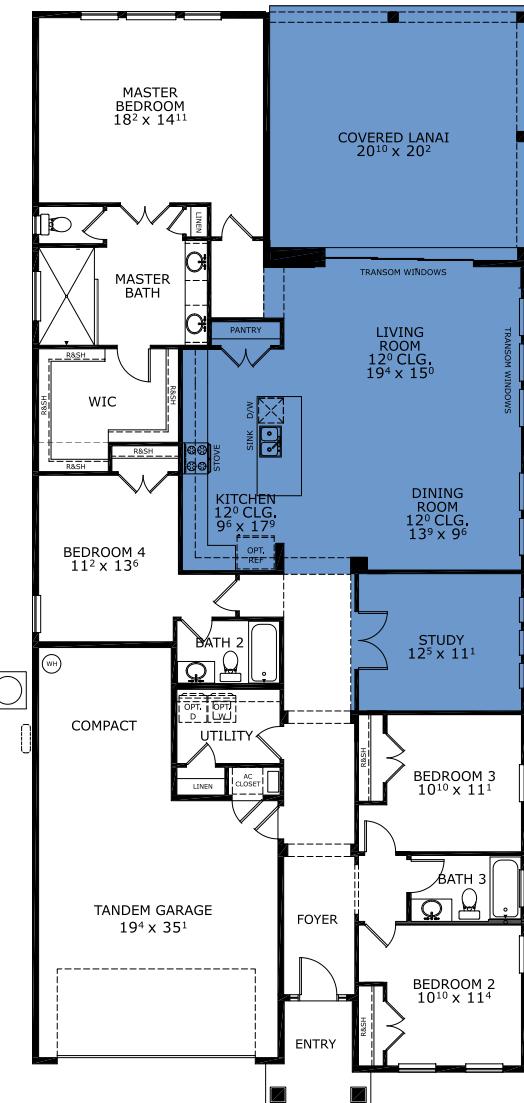
### Structural Options Included in This Home:

- ✓ Shower into Guest Tub @ Bath
- ✓ Extended Covered Lanai
- ✓ Study into Flex Room
- ✓ Ceiling 12" @ Kitchen/Living/Dining
- ✓ Sliding Glass Door 12 Pocket
- ✓ Outlet-Floor Plug Brass

And much more....

Priced at: **\$749,000**

## FIRST FLOOR



This Aiden is a Move In Ready! Speak to a Sales Counselor (844) 349-6401 or visit [ICIHomes.com](http://ICIHomes.com)

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