



## THE ARBOR II at WOODHAVEN

**2 Bedrooms • 2 Bathrooms • 2-Car Garage • 1,562 ft<sup>2</sup> Living Area • 2,167 ft<sup>2</sup> Under Roof**

The Arbor II offers 1,562 square feet of beautifully designed living space perfect for comfortable Florida living. Enter through a welcoming foyer into an open-concept dining and living area, seamlessly connected to a screened lanai for year-round enjoyment. The spacious kitchen opens to the main living space, ideal for both everyday meals and entertaining. Retreat to the master suite with its walk-in closet and serene master bath, while an additional bedroom and nearby study provide versatile space for guests, work, or hobbies. Discover a warm, functional home layout that makes every day feel special.

THE FARMHOUSE MOVE IN READY

**\$1,816**  
ESTIMATED SAVINGS



This home has a HERS Score of 62 and is estimated to save you \$1,816 on your annual utility bills vs. a resale home.

# THE ARBOR II

**2 Bedrooms • 2 Bathrooms • 2-Car Garage**

## MOVE IN READY

## Woodhaven

**Townhome Series | Spruce Lake Townhomes - Lot 123**  
**6401 Roseberry Court**  
**Port Orange, FL, 32128**

**Living Area: 1,562 ft<sup>2</sup>**

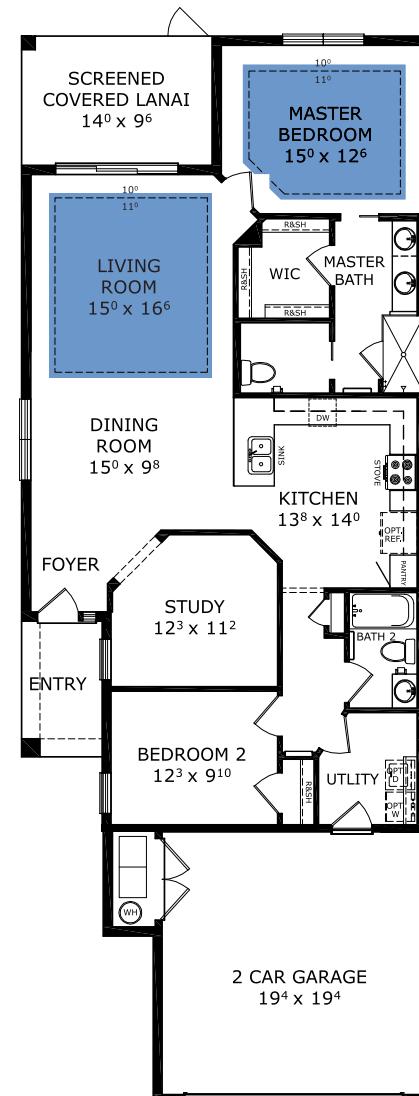
## **Structural Options Included in This Home:**

- ✓ Tray Ceiling - Living Room
- ✓ Tray Ceiling - Master Suite
- ✓ Woodhaven Layout
- ✓ Laundry Sink-Rough In
- ✓ Interior Package: White/Forte

**And much more...**

Priced at: **\$445,900**

## FIRST FLOOR



This Arbor II is a Move In Ready! [Speak to a Sales Counselor \(844\) 349-6401](#) or visit [ICIHomes.com](#)

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