



Bethany Kempf



THE AUGUSTA at BROWNS LANDING

THE AUGUSTA - COASTAL

5 Bedrooms • 4 Bathrooms • 2-Car Garage • 4,136 ft² Living Area • 4,879 ft² Under Roof

The Augusta by ICI Homes is a blend of elegance and functionality, designed for today's lifestyle. This 5-bedroom, 4-bathroom floor plan opens with a grand foyer, formal dining area, and private study. The two-story living room flows seamlessly into the deluxe kitchen and covered lanai, perfect for entertaining. The main-floor master suite is a private retreat, while upstairs, a loft, media room, and three additional bedrooms offer versatile space for family life. With customizable options like a game room or extended balcony, Augusta adapts to your vision, making every day a dream come true.

Bethany Kempf

ICI Homes -

bkempf@icihomes.com

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

THE AUGUSTA

5 Bedrooms • 4 Bathrooms • 2-Car Garage

Browns Landing
Port Orange, FL

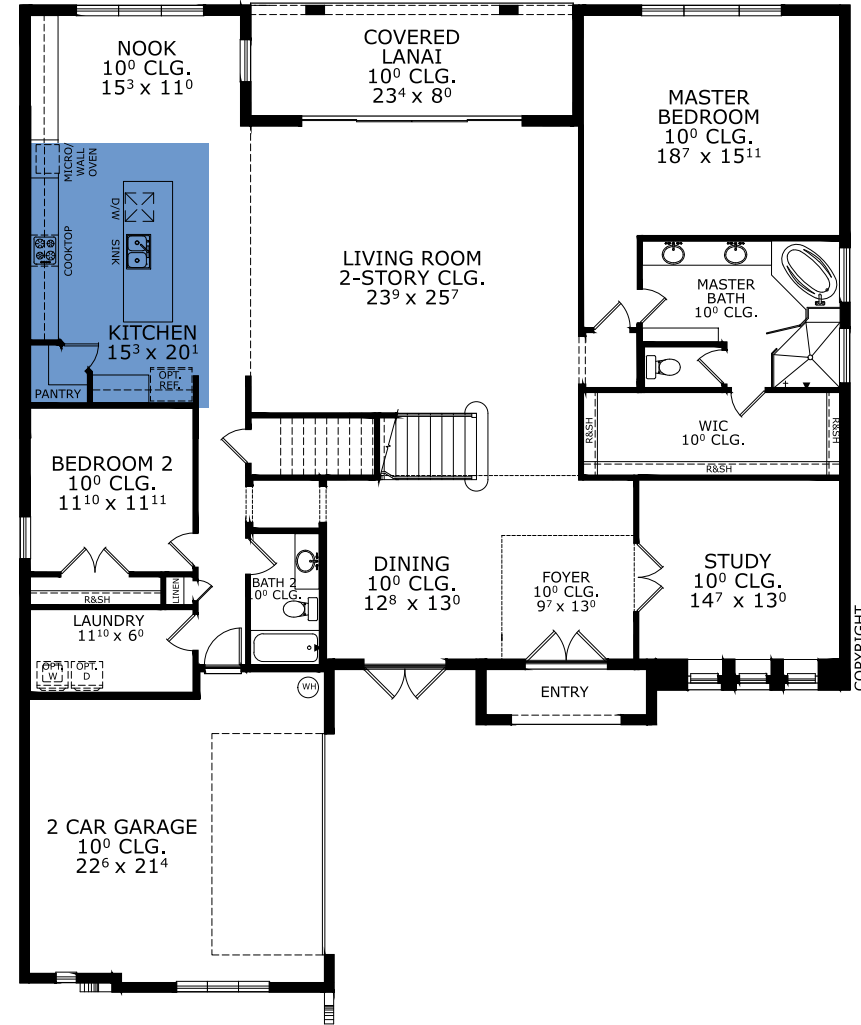
Available In
Estates at Browns Landing OYL

Living Area: 4,136 ft² **Under Roof:** 4,879 ft²

THE CRAFTSMAN



FIRST FLOOR



COPYRIGHT

©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 04/05/2026: _____ Garage Orientation R / L: _____



THE AUGUSTA

5 Bedrooms • 4 Bathrooms • 2-Car Garage

Browns Landing
Port Orange, FL

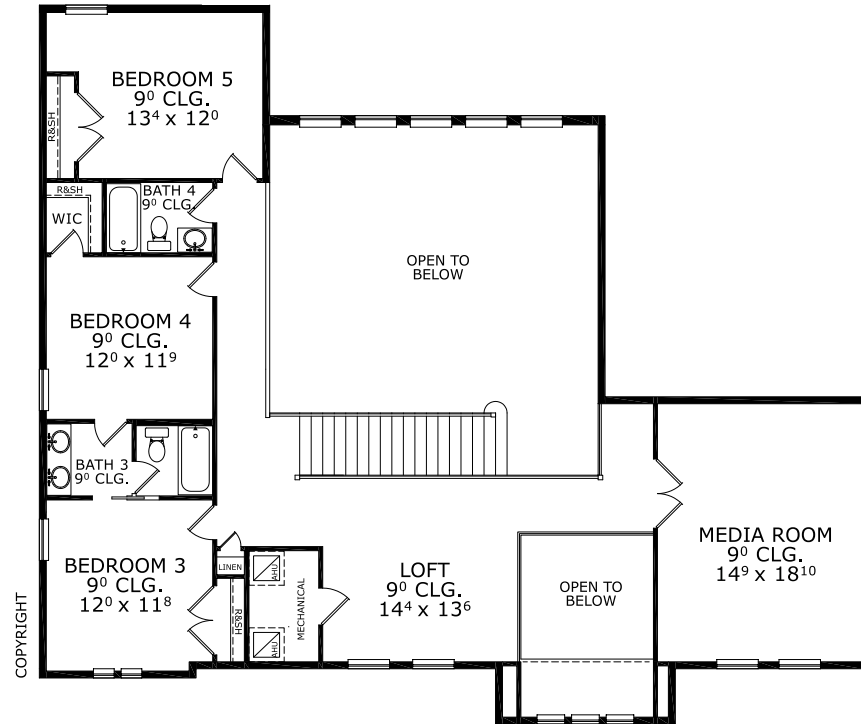
Available In
Estates at Browns Landing OYL

Living Area: 4,136 ft² **Under Roof:** 4,879 ft²

THE CRAFTSMAN



SECOND FLOOR



©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 04/05/2026: _____ Garage Orientation R / L: _____

