



**Bethany Kempf**

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## THE EGRET VII at MIDDLEBOURNE

THE EGRET VII - COASTAL

**4 Bedrooms • 3 Bathrooms • 3-Car Garage • 2,814 ft<sup>2</sup> Living Area • 3,697 ft<sup>2</sup> Under Roof**

The Egret VII is a 2,813-square-foot, four-bedroom, three-bath home designed for both style and functionality. Its expansive living room flows into a deluxe kitchen and cozy breakfast nook, with easy access to a covered lanai perfect for year-round outdoor enjoyment. The private master suite offers dual walk-in closets, a spa-like bath, and an optional soaking tub. A flex room adds versatility for a home office or guest space. With ICI Homes' customization options, personalize every detail to match your lifestyle—from an added garage bay to a summer kitchen, making the Egret VII truly yours.

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

# THE EGRET VII

4 Bedrooms • 3 Bathrooms • 3-Car Garage

**Middlebourne** Available In  
St. Johns, FL Middlebourne 70

**Living Area:** 2,814 ft<sup>2</sup> **Under Roof:** 3,697 ft<sup>2</sup>

THE FARMHOUSE - CR



THE COASTAL MODERN - CR



THE CRAFTSMAN MODERN - CR



## FIRST FLOOR



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