



**Bethany Kempf**

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## **THE MONICA at BROWNS LANDING**

THE SPANISH

**4 Bedrooms • 4.5 Bathrooms • 4-Car Garage • 3,495 ft<sup>2</sup> Living Area • 5,059 ft<sup>2</sup> Under Roof**

The Monica floor plan offers 3,488 square feet of thoughtfully designed luxury, featuring four bedrooms, four baths, and a four-car garage. A grand entry leads to a spacious dining room and study, while the vaulted living room flows seamlessly into the kitchen and nook. The master suite is a private retreat, with French doors to the lanai, a spa-inspired bath, and a large walk-in closet. Additional bedrooms provide comfort and privacy, and flexible spaces like a game room and cabana guest suite allow for customization. Tailor the Monica with ICI Homes' wide array of options to create your dream home.

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

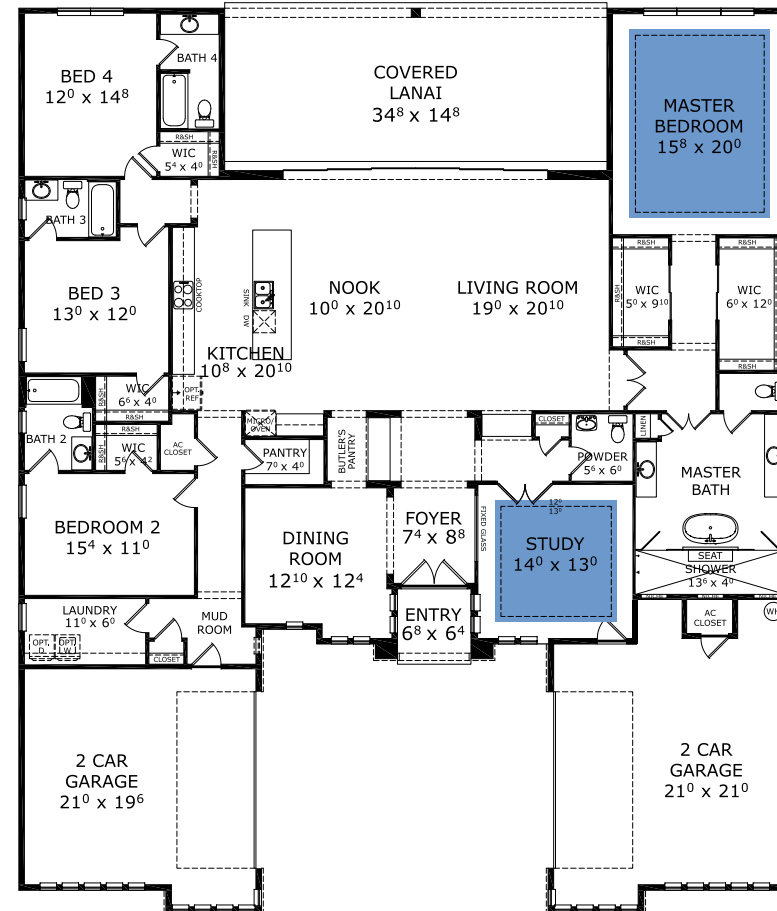
# THE MONICA

4 Bedrooms • 4.5 Bathrooms • 4-Car Garage

**Browns Landing** Available In  
Port Orange, FL Estates at Browns Landing

**Living Area:** 3,495 ft<sup>2</sup> **Under Roof:** 5,059 ft<sup>2</sup>

## FIRST FLOOR



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