



## THE BROOKLYN at NOCATEE

THE BROOKLYN - WEST INDIES

**4 Bedrooms • 3 Bathrooms • 3-Car Garage • 3,234 ft<sup>2</sup> Living Area • 4,227 ft<sup>2</sup> Under Roof**

The Brooklyn is a 3,234 sq. ft. home designed with flexibility in mind. Featuring 4 bedrooms, 3 baths, and a three-car garage, it offers open living spaces, a gourmet kitchen, and a game room for family fun. The main-floor master suite is a private retreat with dual walk-in closets and a spa-inspired bath. The upstairs includes three additional bedrooms surrounding a central game room, perfect for play or relaxation. With options to extend the lanai or add a summer kitchen, the Brooklyn adapts easily to your lifestyle.

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

**\$3,193**

**ESTIMATED SAVINGS**



This home has a HERS Score of 64 and is estimated to save you \$3,193 on your annual utility bills vs. a resale home.

# THE BROOKLYN

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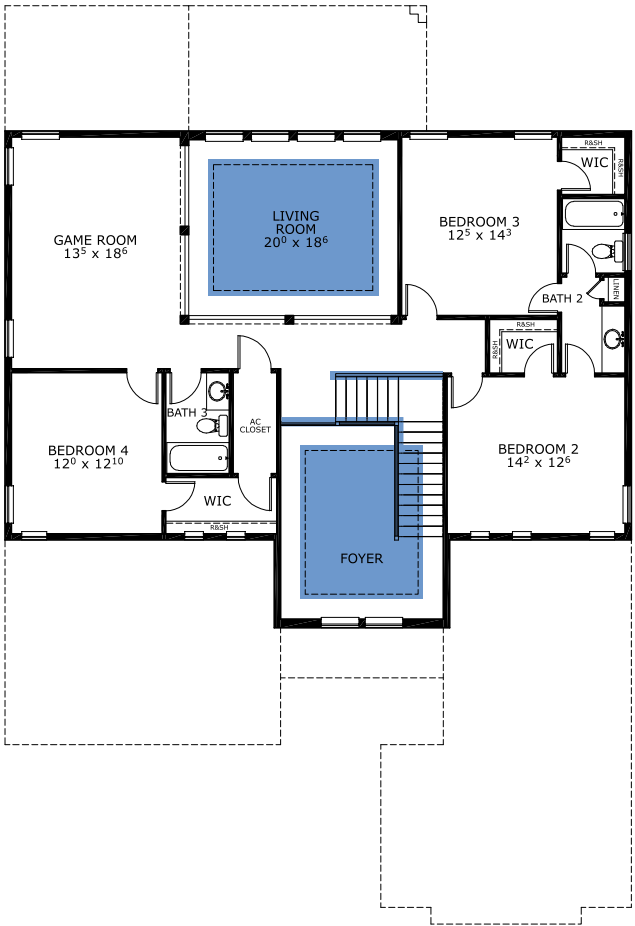
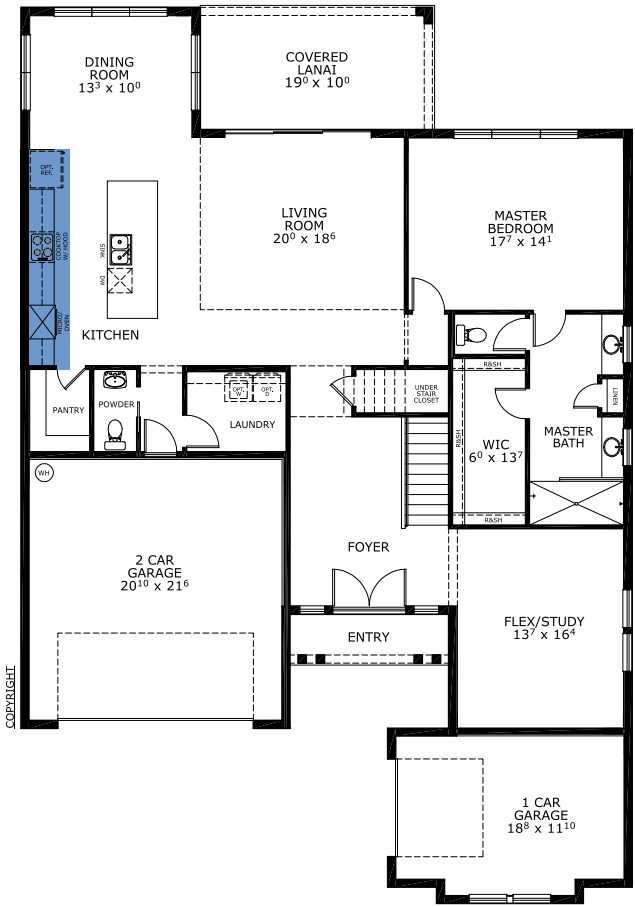
Nocatee  
Ponte Vedra, FL

Available in  
Seabrook 60

Living Area: 3,234 ft<sup>2</sup> Under Roof: 4,227 ft<sup>2</sup>



## FIRST-SECOND FLOOR



Floor Plan Comparison Tool

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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 01/28/2026:** \_\_\_\_\_ **Garage Orientation R / L:** \_\_\_\_\_

