



## THE COSTA MESA II at SILVERLEAF

THE COSTA MESA II - CRAFTSMAN MODERN

MOVE IN READY

**4 Bedrooms • 3 Bathrooms • 3-Car Garage • 2,995 ft<sup>2</sup> Living Area • 3,994 ft<sup>2</sup> Under Roof**

The Costa Mesa II is a spacious, thoughtfully designed 4-bedroom, 3-bath home with over 3,000 square feet of flexible living space. Imagine an open-concept layout where the kitchen, dining, and living rooms flow seamlessly, making it perfect for gatherings. The Kitchen Deluxe and hidden pantry elevate daily life, while the master suite offers a luxurious escape with two walk-in closets and an expansive bath. With features like a versatile flex room, extended lanai, and customizable options, the Costa Mesa II by ICI Homes is crafted for comfort, convenience, and adaptability to your lifestyle.

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

**\$1,472**

ESTIMATED SAVINGS



This home has a HERS Score of 56 and is estimated to save you \$2,764 on your annual utility bills vs. a resale home.

# THE COSTA MESA II

4 Bedrooms • 3 Bathrooms • 3-Car Garage

MOVE IN READY

## Silverleaf

Regency Series | 70' Wide Lots | Courtney Grove - Lot 053

523 Brook Ridge Way  
St Augustine, FL, 32092

Living Area: 2,995 ft<sup>2</sup>

### Structural Options Included in This Home:

- ✓ Kitchen Deluxe - NFD
- ✓ Extended Covered Lanai
- ✓ Study ilo Flex Room
- ✓ Summer Kitchen-Knee Wall Only per LF
- ✓ Hidden Pantry
- ✓ Vaulted Ceiling - Living
- ✓ Tray Ceiling - Foyer
- ✓ Tray Ceiling - Master Suite
- ✓ Outlet-Floor Plug Brass
- ✓ Sink-Rough In
- ✓ Make ceiling room ceiling 12 all the way across with no slope
- ✓ Wall off closet in foyer and open it up on the hidden pantry side making the pantry deeper.
- ✓ Add a door at the hall to bath 3 bed 4 going out to the lanai
- ✓ Buyers wanting to do the Master Suite Deluxe II that is offered in Daytona- See picture attached.

And much more....

**Priced at: \$1,074,825**

This Costa Mesa II is a Move In Ready! [Speak to a Sales Counselor \(844\) 349-6401](https://www.icihomes.com) or visit [ICIHomes.com](https://www.icihomes.com)

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## FIRST FLOOR

