



THE VICTORIA at MIDDLEBOURNE

4 Bedrooms • 3 Bathrooms • 3-Car Garage • 2,870 ft² Living Area • 4,030 ft² Under Roof

The Victoria floor plan is a spacious two-story home with 2,870 square feet, offering four bedrooms, three baths, and versatile living spaces. The open-concept main floor includes a deluxe kitchen, dining area, and a covered lanai, perfect for both family time and entertaining. A flex room and a guest bedroom provide adaptable options for modern living. Upstairs, the master suite serves as a luxurious retreat with a spacious bath and walk-in closet. With ICI Homes' exceptional customization options, the Victoria can be tailored to fit your unique lifestyle and design preferences.

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

THE VICTORIA - FARMHOUSE MODERN

\$2,973
ESTIMATED SAVINGS



This home has a HERS Score of 60 and is estimated to save you \$2,973 on your annual utility bills vs. a resale home.

THE VICTORIA

4 Bedrooms • 3 Bathrooms • 3-Car Garage

Middlebourne Available in
St. Johns, FL Middlebourne 60

Living Area: 2,870 ft² Under Roof: 4,030 ft²

THE COASTAL MODERN



THE CRAFTSMAN MODERN



FIRST-SECOND FLOOR



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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:** _____



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WARRANTY. EQUAL HOUSING
OPPORTUNITY.