



THE BROOKE at SILVERLEAF

THE WEST INDIES

MODEL

5 Bedrooms • 3.5 Bathrooms • 3-Car Garage • 3,828 ft² Living Area • 4,812 ft² Under Roof

The Brooke is a 3,610 sq. ft. home with 5 bedrooms, 3.5 baths, and a three-car garage. The open layout features a gourmet kitchen with a large island, an adjacent dining nook, and a spacious living room that opens to a covered lanai. The main-floor master suite is a private retreat with dual walk-in closets and a spa-inspired bathroom. Upstairs, four additional bedrooms surround a large game room, providing flexible space for family or guests. With ICI Homes' customization options, the Brooke can be tailored to fit your lifestyle, making it a home that's truly yours.

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

\$1,777

ESTIMATED SAVINGS



This home has a HERS Score of 59 and is estimated to save you \$3,374 on your annual utility bills vs. a resale home.

THE BROOKE

5 Bedrooms • 3.5 Bathrooms • 3-Car Garage

MODEL

Silverleaf

Regency Series | 70' Wide Lots | Courtney Grove - Lot 005

85 Courtney Manor Court
St Augustine, FL, 32092

Living Area: 3,828 ft²

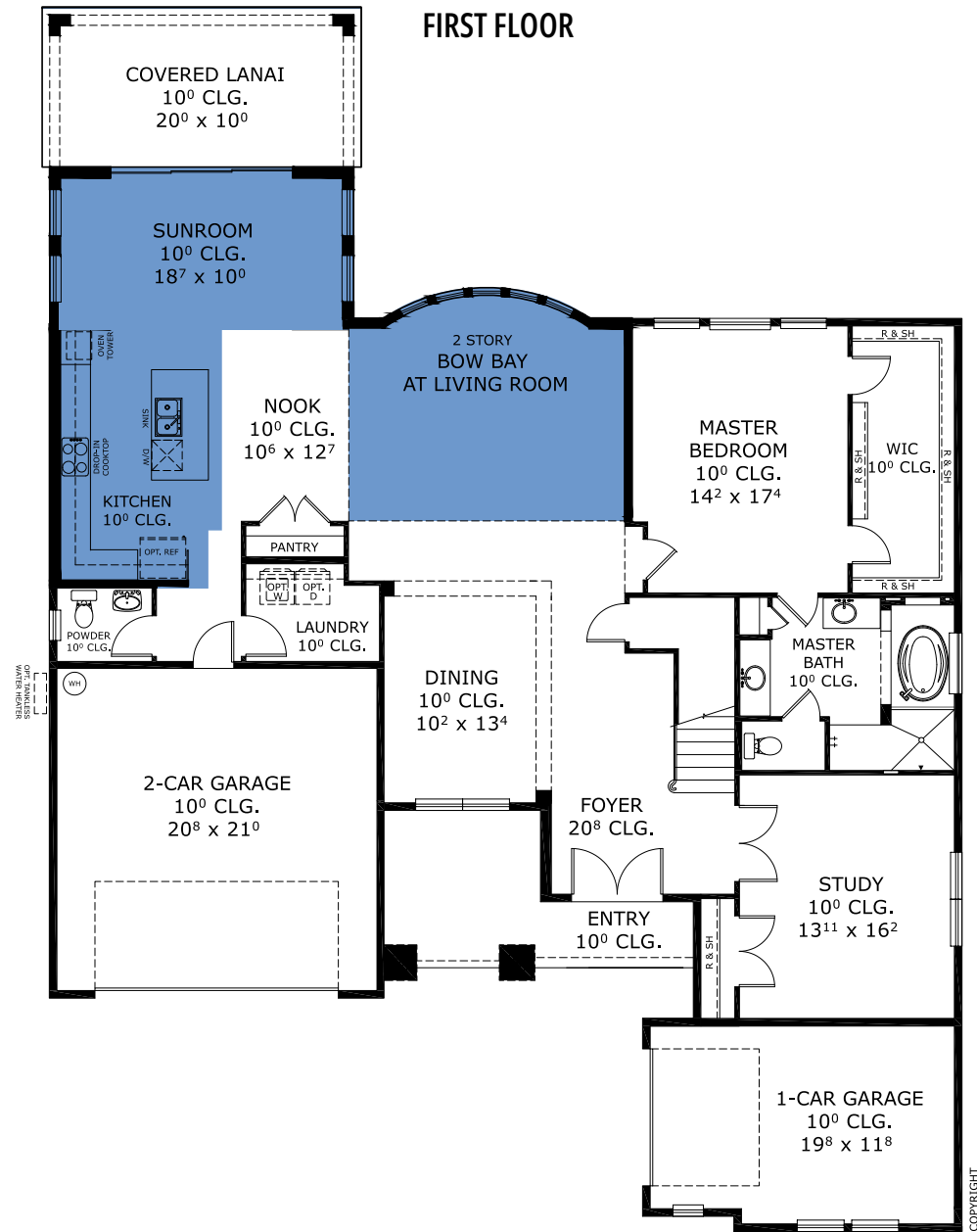
Structural Options Included in This Home:

- ✓ Shower ilo Guest Tub @ Bath
- ✓ Kitchen Deluxe - NFD
- ✓ Extended Covered Lanai
- ✓ Bay Window - Bowed
- ✓ Sun Room
- ✓ Upper Walkway
- ✓ Hidden Pantry
- ✓ Pocket Door
- ✓ Outlet-Floor Plug Brass
- ✓ Railing ilo Knee Wall
- ✓ Wood Railing @ Game Room
- ✓ Laundry Sink-Rough In
- ✓ Arched Niche
- ✓ STAIRS : TBD

And much more....

From: **\$899,900**

FIRST FLOOR



This Brooke is a Model! [Speak to a Sales Counselor \(844\) 349-6401](https://www.icihomes.com) or visit [ICIHomes.com](https://www.icihomes.com)

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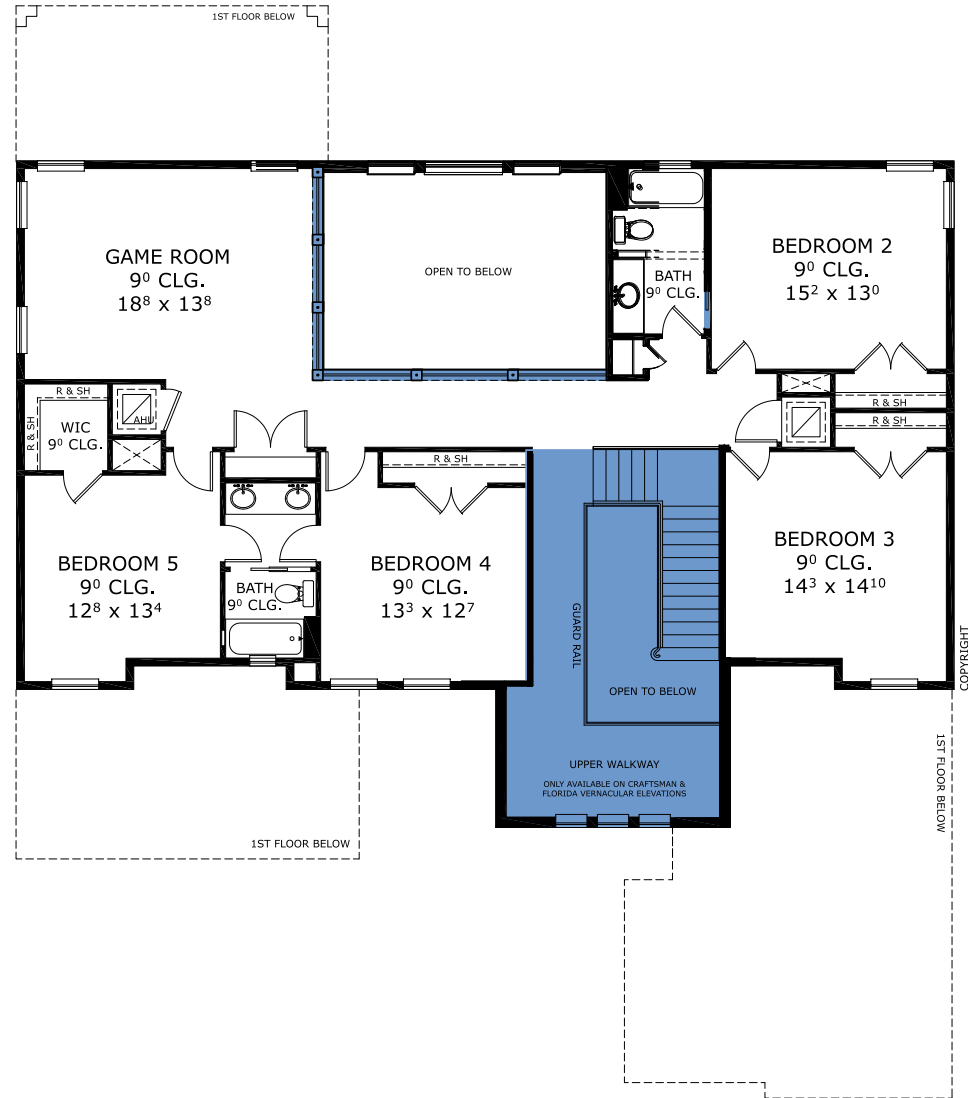
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SECOND FLOOR



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