



## THE BRECKENRIDGE at NOCATEE

THE COASTAL

**3,993 ft<sup>2</sup> - 4 Bedrooms - 4.5 Bathrooms - 3 Car Garage**

Upon entering this immaculate home, you will be in awe of its gracious layout. With 3,999 sq ft that extends across this sun-drenched two-story design, there is plenty of space for families of all sizes. The luxurious master suite is located on the first floor at the rear of the home for added privacy. The first bedroom is also located on the first floor and includes an ensuite bathroom. Upstairs, you will find an open game room that leads out onto a balcony overlooking your beautifully landscaped front yard. The remaining two bedrooms are located upstairs as well, making it a perfect retreat for kids and guests alike.

**\$2,102**  
ESTIMATED SAVINGS



This home has a HERS Score of 63 and is estimated to save you \$2,102 on your annual utility bills vs. a resale home.

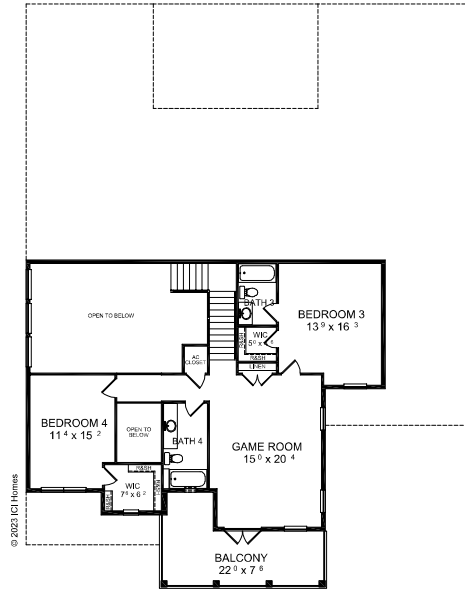
# BRECKENRIDGE #3993

4 Bedrooms - 4.5 Bathrooms - 3 Car Garage

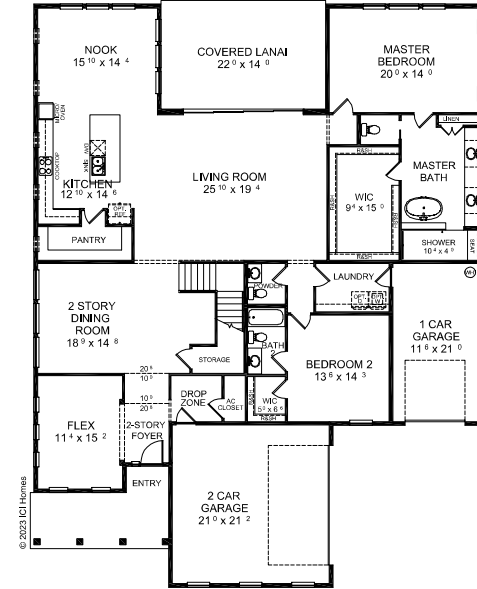
**Nocatee** Available in...  
 Ponte Vedra, FL The Coral Ridge 70' Series  
 904.533.5985

**Total Living Area** 3,993 ft<sup>2</sup>  
**Total Under Roof** 5,182 ft<sup>2</sup>

## Additional Elevations



SECOND FLOOR



FIRST FLOOR

## Customize this plan, it's easy. See a Sales Associate or visit [ICIHomes.com](https://www.ichomes.com).

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 Garage Orientation R / L: \_\_\_\_\_ Created on 03/16/2023.



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Ponte Vedra, FL

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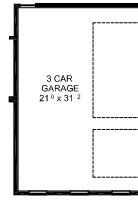
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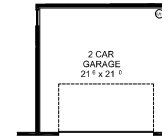
## Additional Elevations



Extended Game with Balcony and 3 Car Garage Below  
LIVING: 75 ft<sup>2</sup> | UNDER ROOF: 368 ft<sup>2</sup>



3 Car Courtyard Garage  
UNDER ROOF: 220 ft<sup>2</sup>



2 Car Garage ILO 1 Car  
UNDER ROOF: 221 ft<sup>2</sup>



Tray Ceiling in Living Room



Tray Ceiling in Game Room



Tray Ceiling in Master Bath



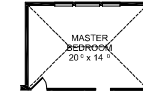
Door to Lanai from Master



Window Seat in Bedroom 3



Vaulted Ceiling in Living Room



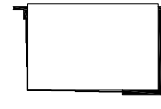
Vaulted Ceiling in Master



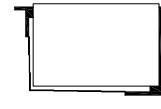
Bath 2 Shower



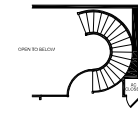
Tray Ceiling in Dining with Curved Stair



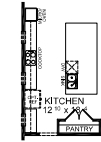
Corner SGD in Living



Corner Pocket SGD in Living



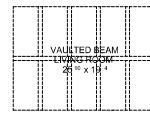
Curved Stair on Second Floor



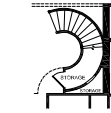
Kitchen Alternate



Bath 3 Shower



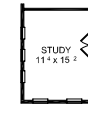
Vaulted Ceiling in Living Room with Beams



Curved Stair on First Floor



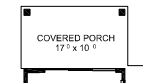
Tray Ceiling in Master



Study ILO Flex



Tray Ceiling on Lanai



Covered Porch off Nook



Summer Kitchen



Tray Ceiling in Nook



Butlers Pantry



Butlers Pantry with Hidden Pantry



Hidden Pantry



Window Seat in Master Bedroom



Barn Style Door in Master Bath



Stop-N-Drop



Cabinets in Nook



Bath 4 Shower



Access Door to Laundry at Master WIC



Linen Cabinet in Master Bath



Laundry Cabinets



Laundry Tub



Laundry Sink & Cabinets

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