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BARSOTTELLI PRIME
REAL ESTATE

Collado Real Estate

# THE EAST PORT at SEVEN PINES

THE EAST PORT - COASTAL MODEL

## 4 Bedrooms • 4 Bathrooms • 2-Car Garage • 2,477 ft$^2$ Living Area • 3,297 ft$^2$ Under Roof

The East Port is a 2,477-square-foot, four-bedroom, three-bath home that offers flexible, family-friendly living. The first floor's open layout connects the living room, dining area, and a gourmet kitchen with a large island and walk-in pantry. The covered lanai extends your living space outdoors, while the main-floor master suite provides a private retreat with a spacious bath. Upstairs, a large game room and two additional bedrooms create a perfect space for family and guests, with a private balcony as a charming bonus. Customizable options from ICI Homes allow you to personalize the East Port to fit your lifestyle.

**$1,277**
**ESTIMATED SAVINGS**

EFACTOR ENERGY·WISE · QUALITY·BUILT

This home has a HERS Score of 61 and is estimated to save you $1,277 on your annual utility bills vs. a resale home.

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

# THE EAST PORT

**4 Bedrooms • 4 Bathrooms • 2-Car Garage**

**MODEL**

**Seven Pines**

Heritage Series | 40' Wide Lots | Rear Load - Lot 213

**5256 Needles Nest Drive**
**Jacksonville, FL, 32224**

**Living Area:** 2,477 $ft^2$

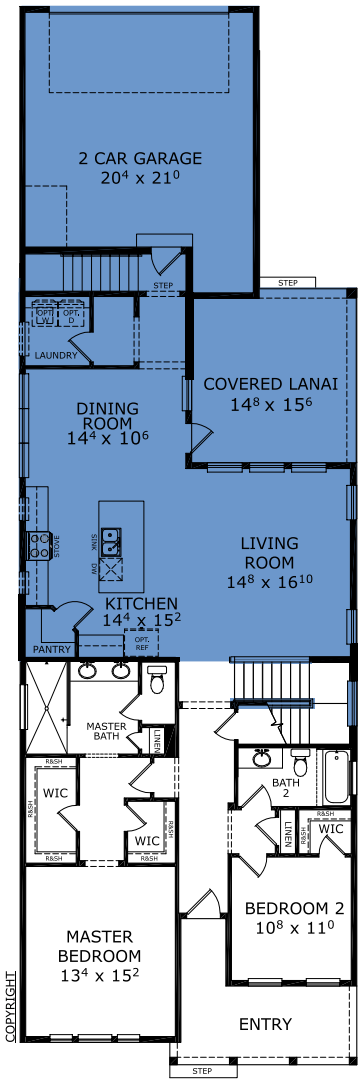
**Structural Options Included in This Home:**

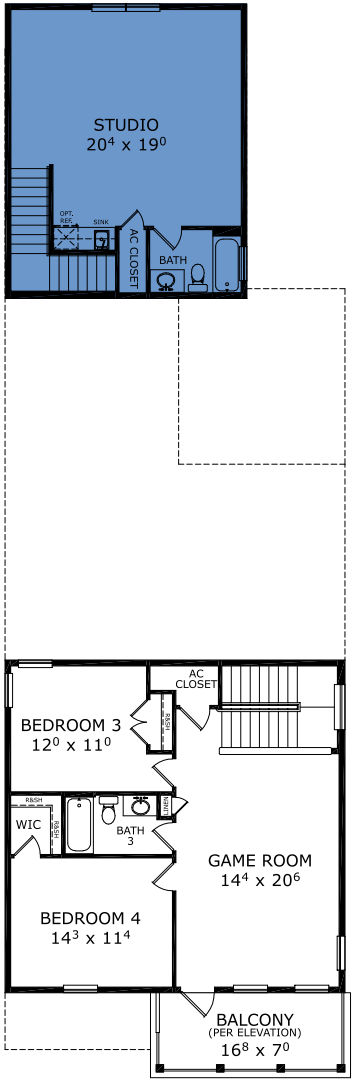
- Studio Above Garage
- Ceiling 12 @ Kitchen/Living/Dining
- Sliding Glass Door 12 ilo Windows
- Outlet-Floor Plug Brass
- Wood Railing @ Stairs

**And much more....**

## From: $651,900

## FIRST-SECOND FLOOR

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