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BARSOTTELLI PRIME
REAL ESTATE

Collado Real Estate

THE IRIS at WIREGRASS RANCH

THE IRIS - IRIS - COASTAL CLASSIC

4 Bedrooms • 3.5 Bathrooms • 2-Car Garage • 2,557 ft² Living Area • 3,522 ft² Under Roof

The Iris floor plan offers 2,557 square feet of flexible living space with four bedrooms, three and a half baths, and a two-car garage. The spacious main level includes an open living room, gourmet kitchen, and dining area, while the private master suite features a walk-in closet and luxurious en-suite bath. Upstairs, three additional bedrooms and a loft provide extra space for family and guests. With ICI Homes' customization options, you can tailor the Iris to suit your unique lifestyle, creating a space that is as functional as it is beautiful.

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

$1,452

ESTIMATED SAVINGS

FACTOR
ENERGY-WISE · QUALITY-BUILT

This home has a HERS Score of 60 and is estimated to save you $1,452 on your annual utility bills vs. a resale home.

THE IRIS

4 Bedrooms • **3.5** Bathrooms • **2**-Car Garage

Wiregrass Ranch
Wesley Chapel, FL
Available In
Persimmon Park at Wiregrass Ranch

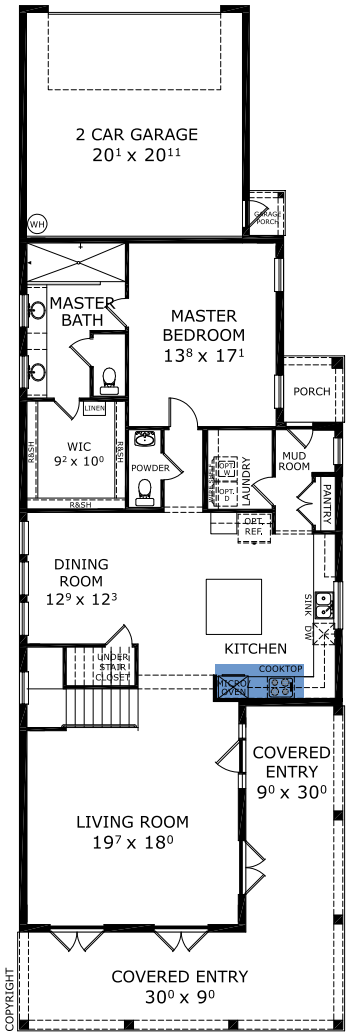
Living Area: 2,557 ft ^{2} **Under Roof:** 3,522 ft ^{2}

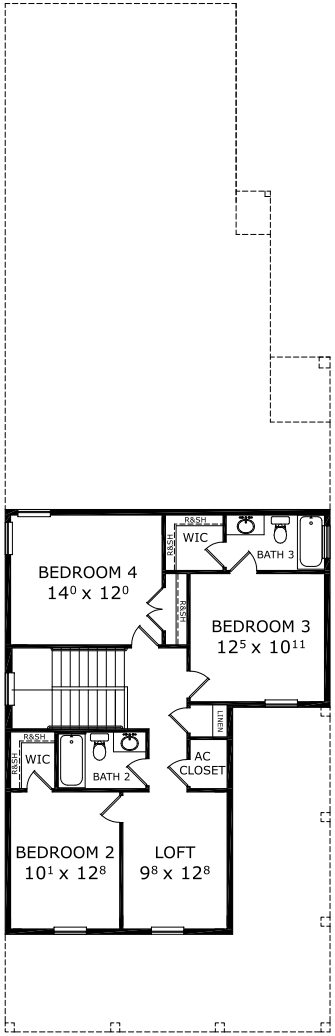
THE TRANSITIONAL

THE FARMHOUSE

THE VICTORIAN

FIRST-SECOND FLOOR





C1262114, CBC1262120, CBC1264300, CBC1265743, CRC1333091, and CBC1257263 . Features may be plan specific and vary. Please consult a Sales Associate for specific feature information. All new ICI Homes come with a HBW 2-10 warranty. Certain elevations may have additional fees. Prices may not 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 10/23/2026: _____ Garage Orientation R / L: _____**