



VERONA

OCEANSIDE



5 Watchtower Drive, Ormond by the Sea, Florida 32176

ICI HOMES GOES BEACHSIDE

Verona Oceanside embodies beachside luxury and community living. This sought-after development off A1A will feature custom single family homes and townhomes with direct ocean access. Verona will offer an all-new set of casual lifestyle floorplans for this exciting community accentuating outdoor living with front and back porches, an abundance of windows and plenty of open spaces.

Located near the historic WWII Watchtower on A1A in beautiful Ormond by the Sea, enjoy the beach lifestyle without sacrificing convenience. Quaint shopping and



dining is located along A1A with spectacular views, or travel just 5 miles to the Granada bridge to find all your favorite stores and restaurants.



THE WATCHTOWER

This tower was one of over 15,200 observation posts along the Atlantic, Gulf and Pacific coasts used by civilian observers to warn of an impending attack during WWII. Abandoned in May of 1944, few towers survived after the war and this is one of the last remaining in Florida. It stands as a monument to the civilian men and women who served their country in her hour of need.

The watch tower was built and manned by those who not only had a sense of patriotism and heroism, but also a sense of community. We want to honor that sense of community in Verona by offering homes that create a space where you can get to know your neighbor over a glass of iced tea with cool ocean breezes rolling over the front porch.



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VINTAGE BEACH STYLE Verona will not be a large, sprawling community. Instead, it will be a quaint enclave of 39 magnificent oceanside home sites with a pool amenity on site and private beach access next to a historical landmark. Enjoy the exclusivity of the community; beachside luxury with open front porches inviting the cool sea breezes and a salty lifestyle that can only be found on the water. Due to the limited number of lots available in this sought-after community, we expect a tremendous amount of interest in these valuable home sites.

- Private Beach Access
- Private Pool Amenity
- New Casual Beach Lifestyle Floorplans



Directions: Located off of A1A - 5 miles north of the Granada Bridge.
7-1/2 miles south of High Bridge Road and the Scenic Loop.



ICI HOMES NEWEST OCEANSIDE COMMUNITY

Featuring six new floor plans from 1,800 to 3,000 sq. ft. on 80' & 90' home sites



Blue Water



Atlantic



Sandpiper



Beachcomber



Windjammer



Coral Reef



Blue Water



Single family custom homes from the low \$500's & Luxury Townhomes



Florida's Custom Home Builder

A Florida Tradition Headquartered in Daytona Beach, Florida, ICI Homes is consistently ranked among the nation's Top 100 Builders by Builder magazine. Established in 1979, ICI Homes is a privately held company and is the recipient of countless prestigious awards for design and innovation and has long enjoyed local, regional and national acclaim.

Proven Leadership Leadership is a hallmark of the company's success and is provided by founder, Chairman and CEO of ICI Homes, Mori Hosseini. The company is indelibly marked with his spirit, style, and integrity. Hosseini's innovations, achievements and personal charisma are legendary and his long-standing dedication to the community remarkable.

Track Record of Success A "hands on" approach is the reason ICI Homes enjoys such high customer satisfaction year after year. Says Hosseini, "Our success is a direct result of listening carefully and being able to completely customize a floor plan to uniquely suit the homeowner; and then delivering the highest quality craftsmanship, design excellence, superior value and personal service... one home at a time."

- Forty years strong
- Innovative new home design and technology
- Seasoned team of highly skilled professionals
- Home styles to match any lifestyle and price range

Giving Back ICI Homes believes that giving back is the very best way to build strong thriving communities and has a long standing tradition of donating time, talent and funds to dozens of leading charities, schools and civic organizations.

Our Promise to You The ICI Homes Team is committed to building energy-efficient custom homes of superb design, quality and value; providing each and every customer with a building experience so extraordinary they will gladly recommend us to everyone they know.

Customization Made Easy

The Possibilities Are Endless Your new home should reflect your unique needs and personal style. Choose from a portfolio of award-winning designs or if you prefer, blend plans, move walls or even custom-build from the ground up. At ICI Homes, we take customization to a whole new level.

Ask Around ICI Homes prides itself on delivering an extraordinary building experience. Nearly half of the homes that ICI Homes will build tomorrow will be a direct result of enthusiastic referrals from highly satisfied homeowners of today.

It's What's Behind the Walls that Really Counts At ICI Homes, great pride is taken into paying just as much attention to what you don't see as what you do see. Before you purchase your new home, we invite you to take a look and compare ICI's EQ FACTOR with the competition.

Good Investment, Peace of Mind Owning an ICI EQ FACTOR home not only provides better air quality and a healthier living environment, it will increase your comfort level and minimize your warranty items; all while dramatically lowering your monthly energy costs and reducing your carbon foot print.

Energy-Wise, Quality-Built

What is ICI Homes' EQ FACTOR?

ICI Homes keeps pace with the technological advances of the present while preserving the craftsmanship of the past. The result is the EQ FACTOR, a set of cutting edge construction standards that ICI builds into every home.

Top 10 Energy-Wise and Quality-Built Reasons to Buy an ICI Custom Home:

1. RESNET 3rd Party Certified
2. Tighter Building Envelope
3. 16-SEER HVAC System
4. Low-E Windows & Glass Doors
5. Tankless Gas Water Heater
6. Energy Star Appliances
7. Programmable Thermostats
8. Earth-Friendly Carpet/Paint
9. Water Conserving Fixtures
10. Compact Fluorescent Lights

For more information or to make an appointment call **(386) 319-2559**