


THE ESTATES



AT BROWN'S LANDING





*“Look deep  
into nature and  
then you will  
understand  
everything better.”*

-Albert Einstein

Dick Smith, VP Land Development, ICI Homes  
Cataloging ancient Grand Cypress  
Location: 29.085566, -81.051262



# *For the Visionary Few*

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Now and then, an extraordinary property comes along and a fortunate few realize its unique value and seize the opportunity. For over fifteen years, this beautiful and untouched piece of historic land has been researched and meticulously planned for, carefully balancing nature and community, just waiting for the right time to make the vision a reality. The time is now, and the place is *The Estates at Brown's Landing.*



# *The Best Kept Secret*

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Since its founding in 1867 and incorporation in 1913, Port Orange has grown to be one of the most sought-after Florida coastal towns to live, work and play. A small-town city of just under 65,000, it is not a tourist destination, but it's just minutes from several of them.

Best known for its riverside activities, marinas, many parks, excellent public schools, convenient shopping, and friendly family atmosphere, Port Orange scores high on the livability index and was recently ranked as the second safest city in the state of Florida.





THE ESTATES

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*Area & Community Site Map*

THE ESTATES

EBL

AT BROWN'S LANDING

AN ICI HOMES COMMUNITY

EBL

Port Orange, FL 32128  
EstatesAtBrownsLanding.com

*Nearby Cities*

- ▶ Flagler Beach – 36 miles
- ▶ Daytona Beach – 13 miles
- ▶ New Smyrna Beach – 13 miles
- ▶ St. Augustine – 62 miles
- ▶ Orlando – 51 miles
- ▶ Theme Parks – 59 miles
- ▶ Jacksonville – 98 miles
- ▶ Cape Canaveral – 66 miles
- ▶ Coco Beach – 71 miles
- ▶ Tampa – 134 miles





## Local Favorites

- Advent Health – 2 miles
- Tanger Outlets – 11 miles
- Daytona International Speedway – 8 miles
- Daytona International Airport – 10 miles
- Volusia Mall – 10 miles
- Halifax Health Medical Center – 4 miles
- Embry-Riddle Aeronautical Univ. – 10 miles
- Port Orange Pavilion – 2 miles
- Dunlawton Ave. Shopping – 4 miles
- Spruce Creek High School – 3 miles





Taylor Road

Spruce Creek Blvd.

Spruce Creek North Branch

Seasonal Retention / Open Space

6

5

3

2

4

Adrian Creek Blvd.

Adrian Cr...

7

8

9

10

11

12

13

Landing Creek Reserve


Spruce Creek

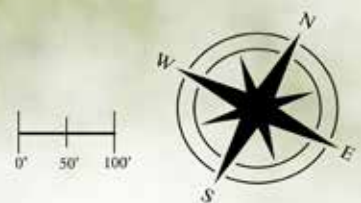
Spruce Creek Blvd.

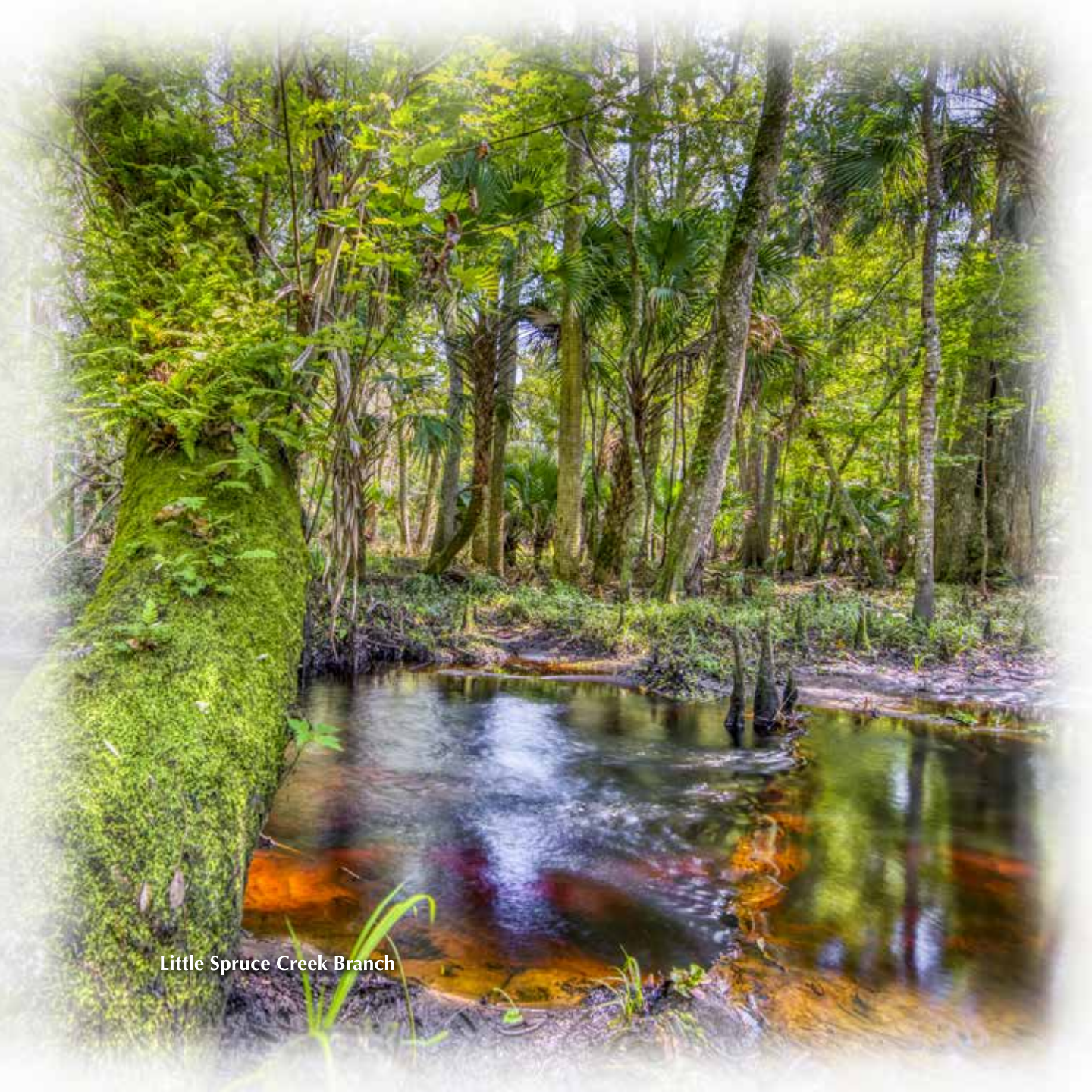
Spruce Creek



AN ICI HOMES COMMUNITY

 Seasonal Retention Water  
 \*All areas marked as water are seasonal and retention rates will vary





Little Spruce Creek Branch

# *A World of Its Own*

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Conveniently located just two miles from the hustle and bustle of major thoroughfares and shopping, the *Estates at Brown's Landing* is quietly tucked away in a world of its own. Pristine natural beauty takes center stage and as it has for centuries, the waters and tributaries of Spruce Creek meander along its southern boundary.

The carefully apportioned land includes only 31 estate home sites, with just enough land cleared to build a one-of-a-kind custom home, leaving the vast majority of the land in its natural and protected state. Steps have been taken to identify and perpetually preserve several large preservation trees. A deeply forested 3.62-acre site, *Landings Creek Reserve*, has been set aside to preserve the natural wonder of Spruce Creek and its many branches for the passive enjoyment of future generations.





The Monaco

# *The Ultimate Lifestyle*

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Although there are strict guidelines to preserve its natural beauty, the designated buildable area for each home site offers a wide array of choices and opportunities to fulfill your heart's desire. Because the land between homes is wide and mostly forested, your privacy is secure. On most home sites, you are cocooned on three sides with the ability to add features not available in most communities.

Whether it's a super-sized garage with room for your boat or motor home, a tiny guest cottage, a detached workshop, artist's studio, or a backyard recreational paradise, choices are limited only by your imagination and your investment range. ICI's design and customization team will integrate your home harmoniously and discreetly with your neighbors.





The Shenandoah





# Land Portfolio

Ranging from one-half acre to over two acres, each home site in the portfolio is unique, offering its own special ambiance; rich with Florida history and natural beauty. Several home sites include perpetual tree preservation protection. Seven home sites span the original meadow area cleared for farming and hay cultivation.

Some sites are heavily forested with pine, oak, hickory, and magnolia, while still others include tributaries and border Spruce Creek directly. Each home site has a character all of its own, and is just perfect for that special someone who appreciates its unique history and splendor.

## PERPETUAL TREE PRESERVATION LEGEND

- |                                                                                                    |                                                                                                         |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  <i>Hickory</i> |  <i>Oak</i>        |
|  <i>Pine</i>    |  <i>Magnolia</i>   |
|  <i>Palm</i>    |  <i>Chinaberry</i> |
|  <i>Cypress</i> |                                                                                                         |



# Settlers Ridge

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## Home Site Number 1 – 1.0 acre

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This magnificent one-acre home site offers 179 feet of exclusive east side frontage, commands the coveted western corner at the enclave's entrance, and includes a generous easement for even more privacy. There is an abundance of land both behind and to the side to create an impressive arrival.

This one-of-a-kind home site also provides convenient access in and out of the community. Part high ground, *Settlers Ridge* is dotted with both tall pines and oaks with a hint of a stream at its northern end, a blank and beautiful canvas ready to fulfill even the most discerning home owner's dreams.



# Wood Brooke

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## *Home Site Number 2 – 1.0 acre*

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Densely forested with many tall native pines, *Wood Brooke* is high and dry and offers a tiny brook running literally through your backyard from northeast to southwest.

Located near the entrance, this home site allows for quick and easy ingress and egress from the community with an abundance of conservation land behind and to the west side to ensure a maximum amount of privacy and seclusion.



# Creek Bridge

*Home Site Number 3 – 2.33 acres*

Not only does *Creek Bridge* encompass the third largest area and offer the widest home site in the portfolio, it is perhaps the most unique because it boasts a private bridge over the creek to herald your arrival home.

This site exclusively offers an impressive, very long natural setback for your custom estate home, which will be built to perch discreetly at the top of the hill. Cushioned to the rear by large native pines and an abundance of land to each side, this site provides unparalleled privacy and ample room for outdoor living.



# Pasture Run

Home Site Number 4 – 1.36 acres

Once part of the northeastern edge of the original meadow, *Pasture Run* is the first of only seven sites in the portfolio to be located on relatively flat ground worked by the original landowners. It is only one of three sites boasting the widest frontage.

Slightly pie-shaped with ample room for backyard splendor cocooned by extensive natural vegetation and a small stream to the rear of the site, *Pasture Run* assures privacy and the extra land to imagine your ultimate Florida lifestyle.



# Big Meadow

*Home Site Number 5 – 1.18 acres*

*Big Meadow* is one of only seven sites in the portfolio located on the original meadow cleared for hay cultivation by the original landowners.

One of the deepest sites in the portfolio with relatively flat land, offering over 340 feet and ample side buffers, *Big Meadow* will give you unlimited potential to imagine and create an amazing landscape, a gardener's paradise, or an enormous backyard recreational pavilion.



# Sarah Dunn

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## Home Site Number 6 – 1.12 acre

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One of two exquisite home sites bordering the community's southwest flank, *Sarah Dunn* is named after one of the area's original pioneer founders. Sarah's last name was combined with husband Charles Lawton's last name to create the *Dunlawton* moniker still used and celebrated today.

Part of the meadow that now comprises just seven home sites within the portfolio, *Sarah Dunn* lies adjacent to a seasonal retention open space for more views to the west side. With ample side setbacks and an enormous amount of land to the rear, your backyard paradise is limited only by your imagination.





# Charles Lawton

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*Home Site Number 7 – 2.67 acres*

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The largest site in the portfolio and one of two exquisite home sites bordering the southwest flank, *Charles Lawton* is named for one of the area's original pioneers who purchased the entire Deen track of land in 1832. Combining his name with his wife Sarah Dunn created the *Dunlawton* moniker we all know and celebrate today.

Part of the meadow that now comprises just seven home sites, *Charles Lawton* offers southwestern exposure and a wide open view to the seasonal retention open space to the north. This enormous home site has maximum breathing room to be shaped to your unique specifications.





# Old Cistern

*Home Site Number 8 – 1.6 acres*

Most likely the site of an old and essential cistern used to collect fresh water in the 1930s to support the family and irrigate their crops, *Old Cistern* is part of the seven meadow sites and only one of four sites located on the creek side of the community.

Southern exposure at the rear of the property ensures backyard outdoor living is cooler in the summer and warmer in the winter. Located on level higher ground near the cul-de-sac at the southwestern end of the enclave ensures less traffic and a more tranquil setting.





# Old Homestead

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*Home Site Number 9 – 1.75 acres*

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Ideally situated at the edge of the original meadow with its convenient proximity to the creek, *Old Homestead* may have been one of the most likely spots where generations of landowners built their homes.

With 151 feet of frontage and over 500 feet of depth running south to Spruce Creek, this site is home to native oaks, a sprinkling of old hickory trees, and a magnolia tree designated for preservation, gracing the relatively level landscape. Desirable southern exposure for your backyard pursuits and plenty of land offers an infinite amount of possibilities with a short walk to the creek from your back door.



# Whiskey Run

Home Site Number 10 – 2.45 acres

Perhaps an ideal location for one of the area's many bygone-era whiskey stills because of its easy access to water, this home site is the second largest in the portfolio. *Whiskey Run* is truly unique in that it is a coveted meadow site and one of only two homes sites that adjoin the *Landings Creek Reserve*, an open passive recreational space set aside to preserve the land's natural beauty.

Sprinkled with oak, hickory, and magnolia trees, this site is home to a large live oak tree designated for perpetual preservation. One of the deepest sites in the portfolio, *Whiskey Run* offers direct creek frontage and southern rear exposure.





# Spruce Hollow

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*Home Site Number 11 – 1.79 acres*

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One of only two home sites that adjoin the *Landings Creek Reserve*, *Spruce Hollow* has the distinction of being the deepest home site in the portfolio, measuring 690 feet thanks to a long thin sliver of a peninsula that juts out into the creek. The land slopes down deep into the heavily wooded grove of oaks and magnolias to the creek line.

Although accommodating a slightly smaller footprint than other sites in the portfolio, with direct creek front, southern exposure, and the added benefit of adjoining the reserve, *Spruce Hollow* is one of the portfolio's most unique jewels.



# Hyatt's Hideaway

*Home Site Number 12 – 1.62 acres*

Mr. Hyatt Brown reminisced about his adventures as a young boy growing up on this land in the early 1950s and how he sometimes escaped down to the creek to launch his canoe for a lazy afternoon of exploring when the water was high enough. *Hyatt's Hideaway* is so named to honor his name and the spirit of that young boy.

*Hyatt's Hideaway* is the widest of the creek front sites and peppered with tall pines and thick oaks, two of which are designated for perpetual preservation. A perfect backdrop for your backyard dreams, perhaps you too can escape to the creek to launch your canoe.



# Huck Finn

*Home Site Number 13 – 1.39 acres*

Named for one of America's most intrepid young adventurers, *Huck Finn* may have been a perfect spot for a treehouse or two. The front portion of this site is dotted with tall pines, followed by a cluster of old oaks, one of which is designated for perpetual preservation. Tall native palms toward the rear of the buildable area loom above the land.

With 139 feet of frontage and more than 400 feet of depth, *Huck Finn* ends at the creek where he would surely have stashed a fishing pole and a small dugout canoe. This home site is bound to rekindle your adventurous spirit if you make it your own.



# Moonshine Cove

*Home Site Number 14 – 1.55 acres*

To evade detection, small moonshine stills were frequently moved. This location would have been perfect due to its very private and deep forested area and the creek beyond. With 156 feet of frontage, *Moonshine Cove* is the widest of the direct creek home sites. Large oaks grace the front of the site and dense natural growth to each side ensures privacy.

The perfect setting for your custom estate, *Moonshine Cove's* depth extends 468 feet and boasts a pair of the largest protected live oak trees in the portfolio. So say yes to unparalleled privacy...and hopefully no to the moonshine stills.



# Deen's Grant

*Home Site Number 15 – 1.7 acres*

At the very heart of the community sits *Deen's Grant*. Named for Patrick Dean, who in 1804 became the very first official landowner under a Spanish grant when he acquired 995 acres of the *Mosquito Lands*. The old cart path that runs through the community parallel to Adrian Creek Road still bears his name.

Sprinkled with tall pines and oaks, this creek front home site measures 153 feet by 479 feet deep with tall trees and dense foliage on both sides. The rear of the buildable area gives you plenty of room to create a very private oasis for your custom home estate.



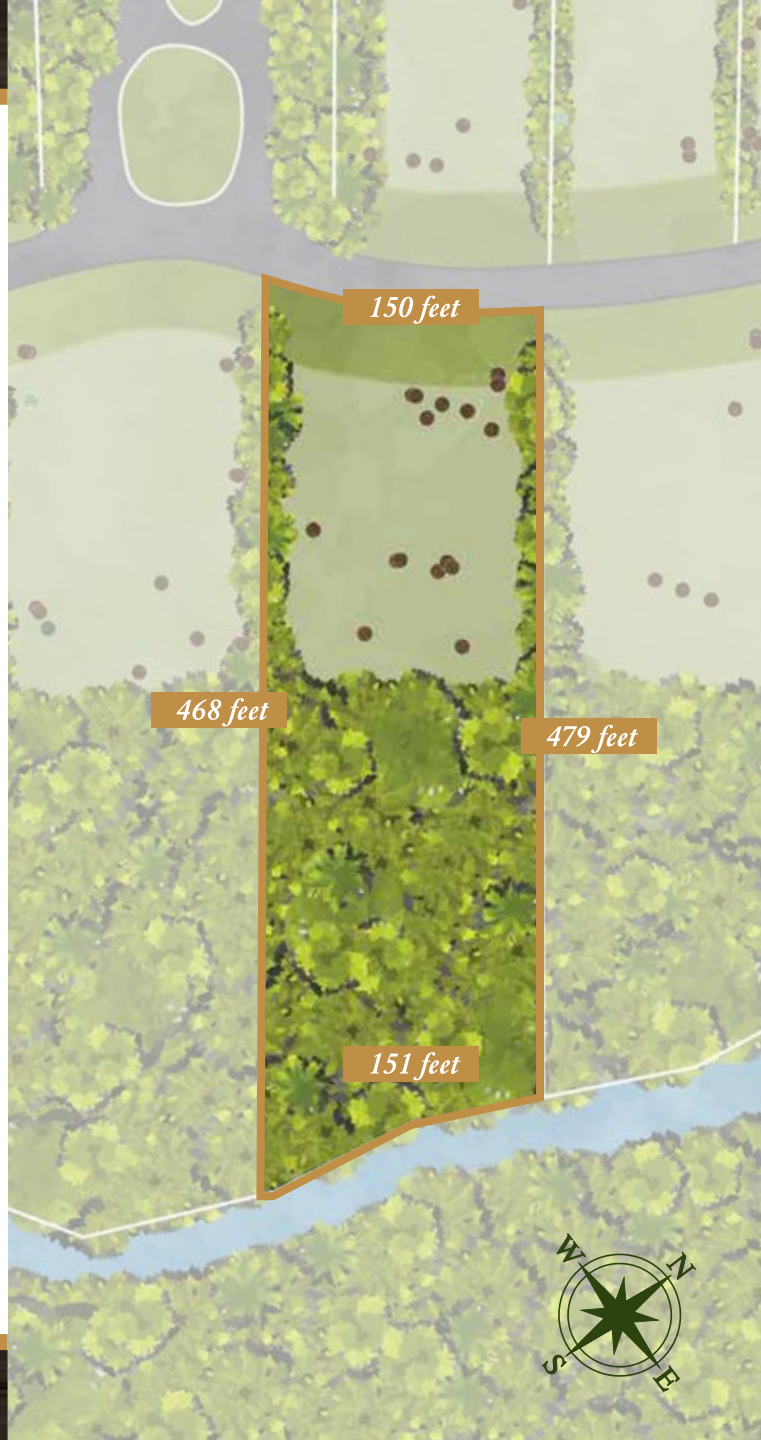


# Rosemary Falls

*Home Site Number 16 – 1.5 acres*

While exploring with the ICI development team, the intrepid Rosemary attempted to traverse a little tidal stream on an old, very long, slippery log. Then she fell in, coming up wet, muddy, and disheveled. Much laughter ensued as the team pulled her out and documented the event for the company newsletter.

This direct creek home site is densely forested with old oaks and tall pines. Close to the center of the community with tree coverage on all sides for privacy, *Rosemary Falls* is a grand spot to build your “forever” home. Just be wary of old slippery logs if you decide to traverse a little tidal stream.



# Orange Blossom

*Home Site Number 17 – 1.37 acres*

This beautiful home site is part of the original family grove from the 1930s. Several old orange trees are still stubbornly producing the blossoms and the fruit for which they are so well known. *Orange Blossom* is nicely wooded and very private with several oaks and palms, and even a chinaberry tree.

Privacy is yours on all sides and to the rear of your property, offering plenty of buildable space for creative Florida outdoor living with southern exposure. The quiet forest beckons you to explore and extends just over 400 feet to Spruce Creek beyond.



# Creek Bend

*Home Site Number 18 – 1.46 acres*

Part of the old grove with a handful of orange trees still standing, *Creek Bend* is peppered with mature oaks, palms and a few tall pines. An added bonus for just three of the creek front home sites, a secondary waterway called *Little Spruce Creek Branch* meanders through the site along its southern end. Here the land beyond carries you directly to the creek and perhaps the finest spot in the portfolio from which to launch your canoe or try your hand at a bit of fishing.

*Creek Bend* measures 508 feet deep on the eastern boundary, with more than enough open space surrounded by nature's own privacy for your one-of-a-kind custom estate home.





# Grand Cypress

*Home Site Number 19 – 1.49 acres*

Measuring ten feet in diameter, one of the largest known Grand Cypress trees in Volusia County lives deep within the forested area of this home site when tidal flow allows passage over *Little Spruce Creek Branch*. A subject for local tree lovers and artists alike for many years, this magnificent tree is so big and so tall you have to crane your neck to see the top.

One of the longest creek front sites in the portfolio, *Grand Cypress* is 633 feet deep. Part grove and mostly forest, many tree varieties live here including a stand of old oaks with a protected oak in their number. This home site provides exclusive bragging rights and a special opportunity to showcase your custom estate.



# Founders Point

*Home Site Number 20 – 1.59 acres*

The largest and the one of the longest creek front home sites in the portfolio, *Founders Point* extends 633 feet with a wide swath of land jutting out into Spruce Creek. Heavily forested, towering oaks live throughout this site with two ancient trees designated for perpetual tree preservation, one oak and the other hickory, close together at the east boundary.

The buildable area is enormous with endless possibilities for a secluded over-the-top backyard paradise, and further enhanced by *Little Spruce Creek Branch* to the south serving as a backdrop to the forest and creek line beyond.





# Hunters Crossing

*Home Site Number 21 – 1.45 acres*

The long-ago remnants of a hunter's lean-to located on the front portion of *Hunters Crossing* offer a window to the past and remind us how this land provided sustenance with plentiful small game for early settlers and 20th-century dwellers alike. One of the longest home sites in the portfolio, this unique home site is heavily populated with many large native oaks, one of which is designated for perpetual preservation.

With southeastern exposure, splendidly private *Hunters Crossing* offers ample room for an extraordinary custom home estate and extensive backyard living in a truly pristine, Old Florida environment.



# Wild Turkey

*Home Site Number 22 – 1.4 acres*

Located on the cul-de-sac at the southeastern edge of the community, the northern edge was, and still is to this day, a favored path for wild turkeys to scamper to and fro as the land flattens out. *Wild Turkey* boasts the largest contingency of old hickory trees in the portfolio that are spread throughout the site along with mature oaks and a heritage tree designated for perpetual preservation.

Offering unparalleled privacy, this home site is naturally isolated by the cul-de-sac and a seasonal water retention open space to the north, which attracts all manner of birds and small creatures to its grassy banks.





# Sanctuary

*Home Site Number 23 – .64 acre*

Located at the eastern cul-de-sac's northern edge, *Sanctuary* adjoins a seasonal water retention open space, providing a serene setting for a small group of 100+ year old family markers located at the very tip of the community.

With only the native birds and wildlife for neighbors to the east, this home site sits on high ground peppered with many large native oaks, especially towards the northern end. With most of this site suitable for building, this is an ideal setting to plan your custom estate home and a spectacular outdoor Florida living pavilion with a view towards the morning sun.





# Windrush

*Home Site Number 24 – .63 acre*

If you listen closely, you can hear the wind from the north and east rustling through the many oak trees and occasional tall pines sprinkled throughout this lovely home site. Aptly named *Windrush*, it is situated close to the eastern edge of the community and will ensure a minimum of traffic and a peaceful setting.

High and level ground with ample buildable land offers you the ability to create a perfect custom home estate, complete with the Florida outdoor living component of your choice, such as a swimming pool & spa pavilion, a Florida garden landscape, or a mega-playground paradise for the children.





# Copper Green

*Home Site Number 25 – .56 acre*

Named for the feisty motorcycle “copper,” Harold Green of late 1930s fame, this spot may well have been where he waited to stop and surprise noisy tourists barreling into his town in fancy cars with one of his notorious speeding tickets.

Lots of dense underbrush and old tall oaks gave great cover to Copper Green then, and great privacy for a fortunate homeowner now. On level and high ground, there is an abundance of land to build the custom home estate of your choice and add in a extra special backyard living experience to complete your unique lifestyle.



# Turtle Glade

*Home Site Number 26 – .50 acre*

Long ago, high and dry, wooded ground was the ideal habitat for a range of small and medium-sized animals that sustained a pioneer's family. *Turtle Glade* is the first of four perfectly proportioned jewel-box home sites on the portfolio's north side, named for the woodland creatures that likely lived here in days gone by.

This home site boasts many old oaks and a few palms, with ample room for a large custom estate home with a sizable amount of buildable land to the rear of the site to satisfy even the most ambitious home owner's backyard dreams.



# Raccoon Run

*Home Site Number 27 – .47 acre*

The second of four perfectly proportioned jewel-box home sites on the portfolio's north side, *Raccoon Run* offers over 200 feet of depth and plenty of dense forest at your northern boundary.

Named for the wily raccoons who once foraged here, this level, lightly wooded home site is dotted with oak trees with more than enough room for an oversized pool and enormous hot tub with an extended deck area; possibly the perfect complement to your custom estate home.

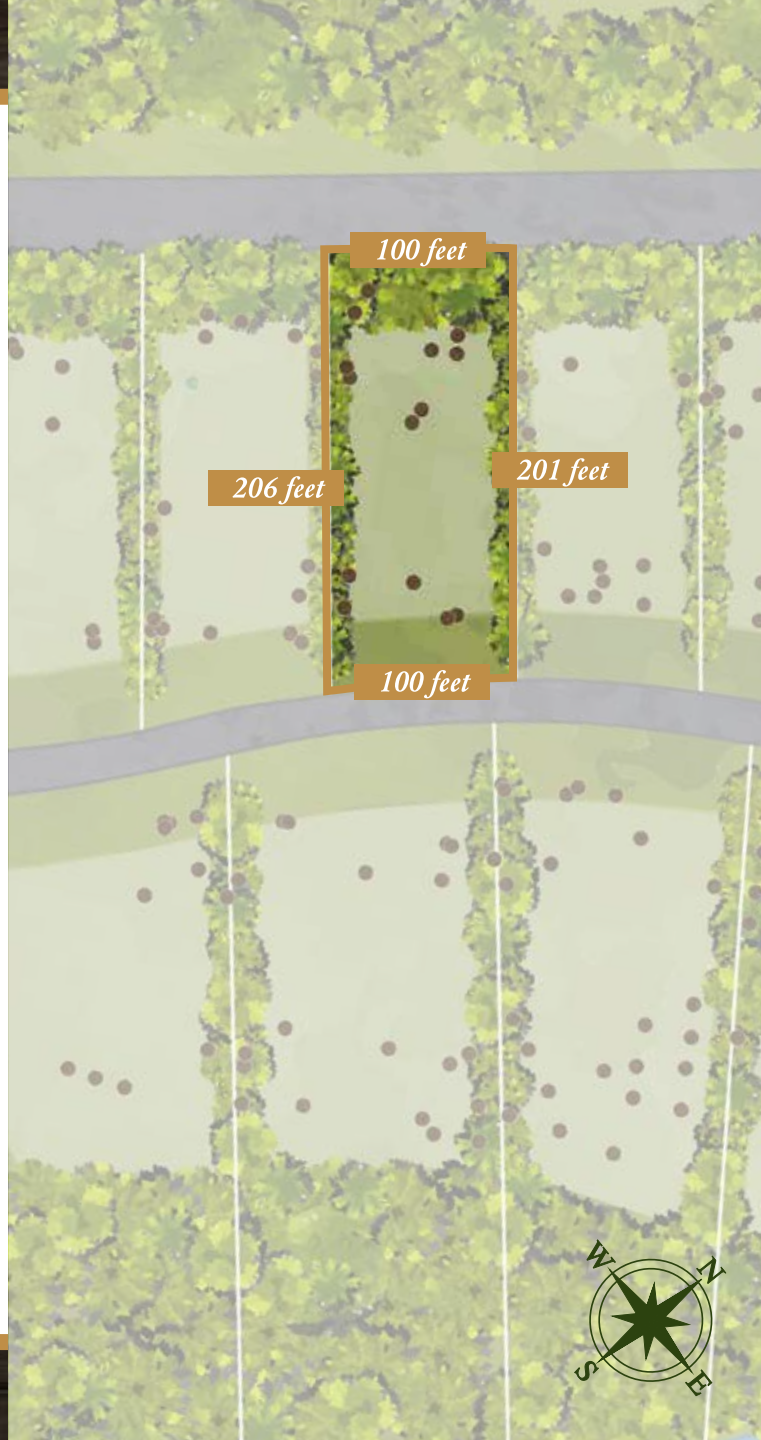


# Bobcat Ridge

*Home Site Number 28 – .47 acre*

*Bobcat Ridge* is the third of four perfectly proportioned jewel-box home sites in the portfolio. Bobcats and panthers, the only two big cats native to Florida, likely roamed here to hunt until they became a dire threat to humans and livestock in the mid-19th century when their numbers were greatly diminished.

A century later, minus the big cats, *Bobcat Ridge* is an ideal spot to let your imagination run “wild” to design something unique to go along with your custom home. Think art studio, Florida garden space, or expansive screened lanai area with a fire pit for cool nights.



# Fox Hollow

*Home Site Number 29 – .49 acre*

In keeping with naming these particular home sites after the wildlife that sustained the first settlers, the gray fox is native to Florida, a tree climber, and prefers inaccessible wooded areas so likely ranged and hunted here.

The last of the four oak-wooded, perfectly proportioned jewel-box home sites in the portfolio, *Fox Hollow* includes 223 feet of depth on the west side. Tall oaks and native pine trees are scattered throughout the level land and provide a fitting backdrop for your custom home estate and extended Florida outdoor living ideas.

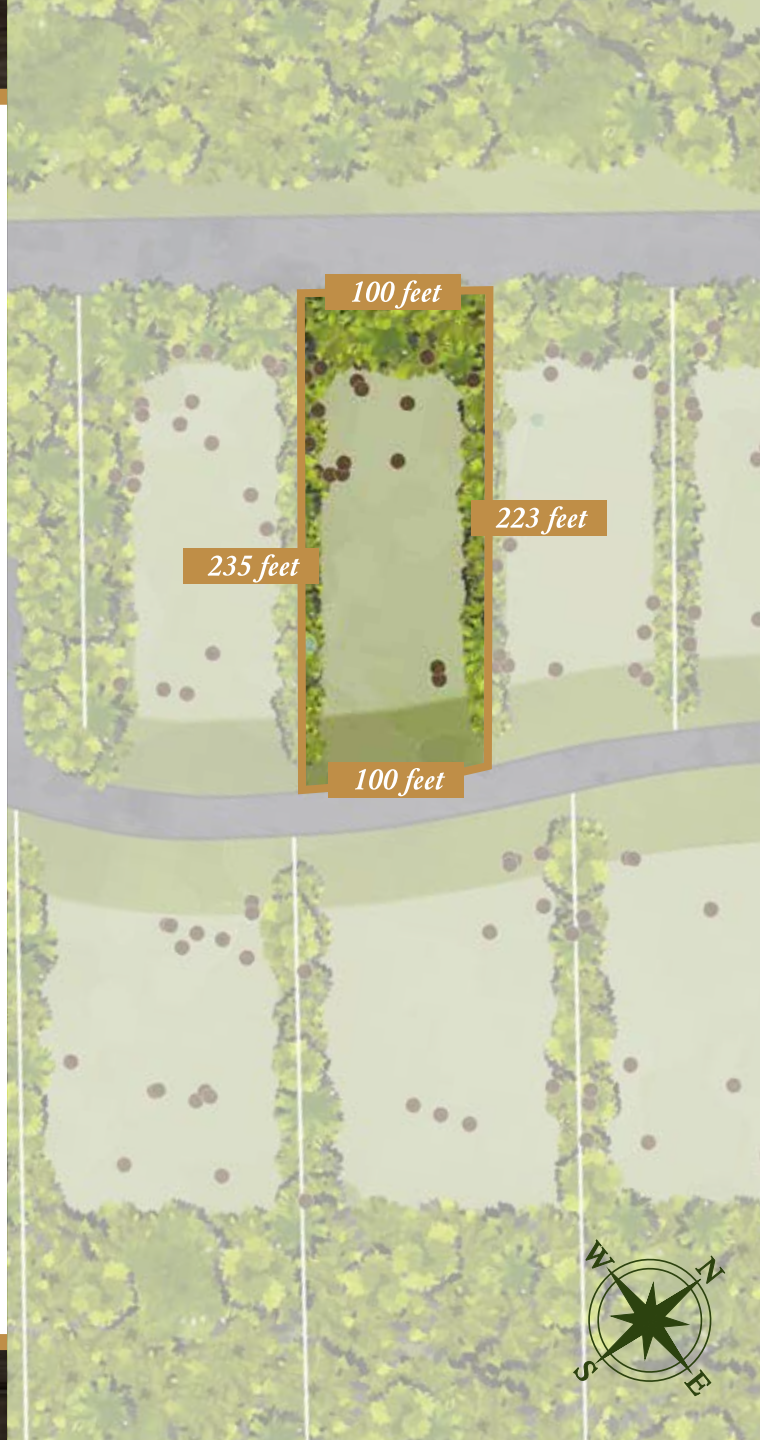


# Harvest Moon

*Home Site Number 30 – .53 acre*

On a clear night with a harvest moon, smugglers and whiskey makers shied away from their infamous activities, while farmers welcomed the extra time to harvest their crops. Named to honor settlers who worked the land, *Harvest Moon* offers generous frontage and 235 feet of depth on the west boundary. Many native oaks are clustered in the northwest area for added privacy.

With plenty of buildable land to spare, imagine your custom home with a breezeway to a tiny guest cottage, a woodworking shop, or perhaps a child's ultimate playhouse; just some of the ideas to take advantage of this natural Florida setting.



# Adrian's Path

*Home Site Number 31 – .61 acre*

Speculated to be part of the old foot trail to the creek, this spectacular corner lot just east of the entrance is named for J. Adrian Brown, the patriarch who purchased the property in 1949 and whose family cared for the land for more than fifty years. The very wide easement on the west side serves as an additional buffer to the entryway benefiting the discerning buyer who can appreciate its value.

Oaks scattered throughout this highly desirable home site add privacy to the north and west side, leaving more than enough land to handle most estate plans with room to the rear for your backyard paradise.







**ICI HOMES**  
Florida's Custom Home Builder

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*Florida's Custom Home Builder*

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Headquartered in Daytona Beach, Florida, *ICI Homes* is a family-owned privately held company established in 1979 offering a wide variety of custom homes in prestigious communities throughout Florida. Having built thousands of new homes, from luxury townhomes to breathtaking estate homes, you benefit from a volume purchasing advantage that ensures that your home is built with the highest quality materials for your greatest investment value.

The trust you place in *ICI Homes* is reciprocated by our experienced team of hands-on designers, architects, sales professionals, builders, and customer care associates who will strive to earn your complete satisfaction.



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## *Award Winning Design*

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Renowned for its innovative home designs, unique ability to customize, and superior energy-wise standards and features, *ICI Homes* has been at the forefront of the home building industry as a standard bearer of excellence for more than 40 years. With over 120 distinctive floor plans from which to choose and customize, you will discover innovative light-filled open spaces that bring in the Florida sunshine, gorgeous pool & spa pavilions, wine rooms, hidden alcoves, and pet-friendly options, just to name a few.

*ICI Homes* is a design trend setter consistently ranked among the nation's *Top 100 Builders* by *Builder Magazine*, and named *Builder of the Year* by the *Florida Home Builders Association* many times over. The recipient of countless prestigious awards, *ICI Homes* has long enjoyed local, regional, and national acclaim.







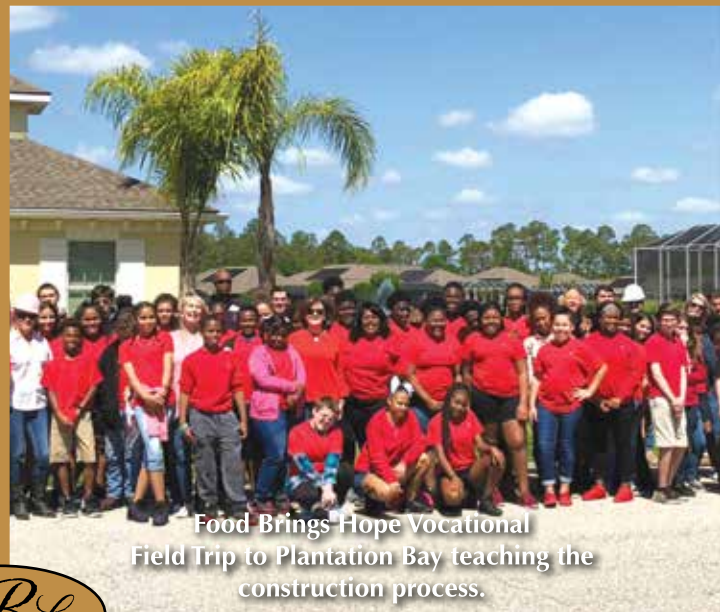
ICI Homes donated \$123K in profits to Builders Care.



Crews volunteer for "Home From the Heart" in eTown.



ICI Homes collected 100 shoes for FBH Christmas Campaign.



Food Brings Hope Vocational Field Trip to Plantation Bay teaching the construction process.





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### *Proven Leadership*

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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, as is his long-standing dedication to the community.

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### *Giving Back*

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

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### *Raving Fans*

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A satisfied homeowner is the best way to build a good reputation and earn future business. After more than two decades of tracking results, *ICI Homes* continues to enjoy an overall satisfaction rating of just over 95%.

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## *Live by Your Own Design*

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Custom plan design choices are almost limitless with *ICI Homes*. Move a wall, add extra space or create a custom room for your theater, office or gym; that is what we do.

Whether your heart is set on a gourmet custom kitchen, an elegant master suite, a backyard over-the-top entertainment pavilion, or a specialty garage to accommodate all your toys, you can rely on our plan professionals to craft your one-of-a-kind custom home blue print which our experienced builders will transform into reality the day we hand you the key to your new front door.







ICI Homes Design Center







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### *Professional Design Consultation*

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Visiting our state-of-the-art *ICI Homes* design center is an exciting experience all by itself, but most importantly, the experts here will always listen very carefully as you describe your personal preferences and the vision you wish to achieve.

From flooring options to paint colors, from cabinets and countertop materials to appliances and storage needs, your professional design consultant will be with you every step of the way to help you make the very best decisions, pull your unique vision together, and give you the stunning home you've always dreamed about.



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*EQ Factor:  
Energy-Wise, Quality-Built*

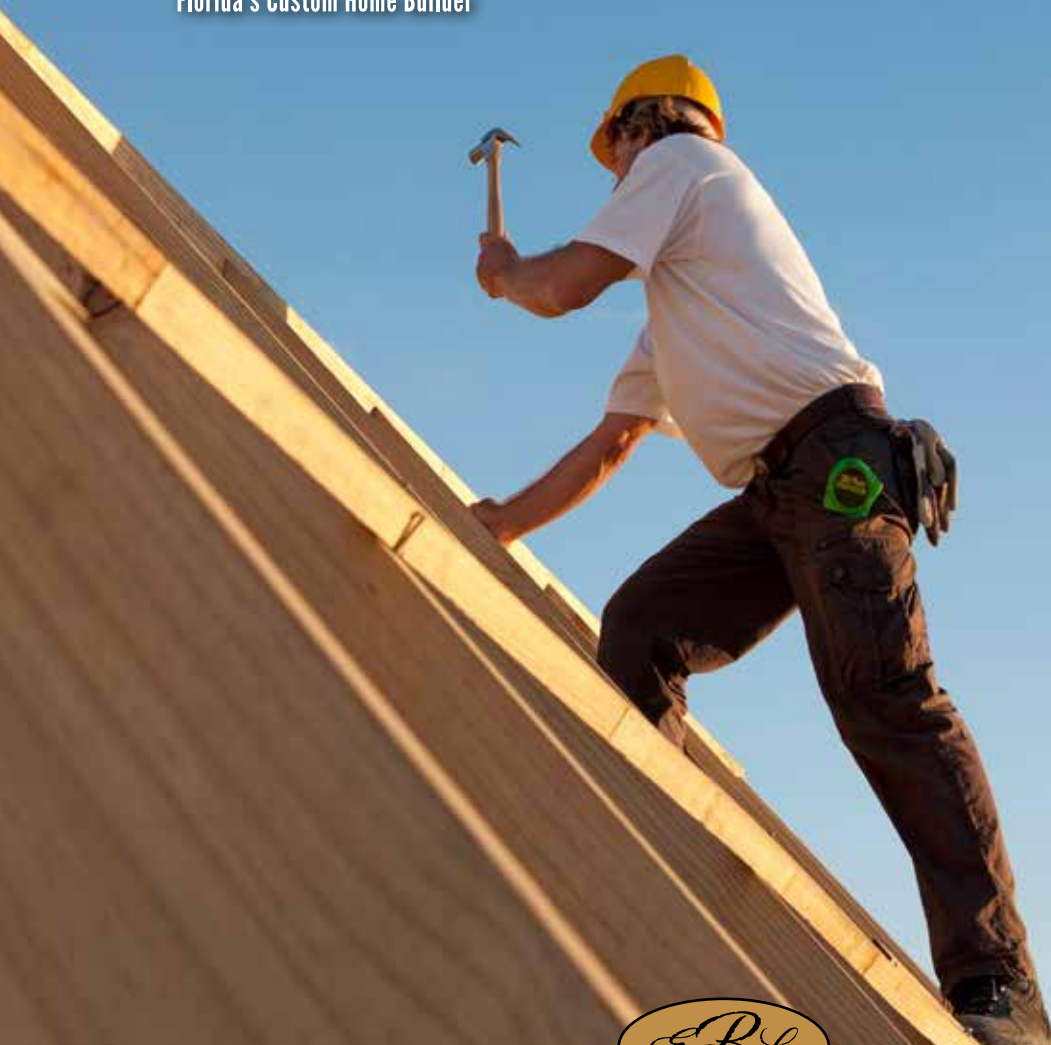
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ICI Homes keeps pace with the technological advances of the present while preserving the craftsmanship of the past. The result is our trademarked EQ Factor, a set of cutting edge construction standards that is included with every home we build. The 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. Hybrid electric water heater
6. Energy Star appliances
7. Programmable thermostats
8. Earth-friendly carpet/paint
9. Water conserving fixtures
10. CFL & LED lights



**ICI HOMES**  
Florida's Custom Home Builder



# A History of Port Orange & Brown's Landing

## Who Was Here First?

The Seminole Indian tribe, of course. Interestingly, both Spain and England claimed and traded ownership of Florida for a hundred years or so. Patrick Dean is the first official landowner when, under a Spanish grant, he acquires 995 acres of the old "Mosquito Lands," eventually known as Dunlawton. Name ring a bell?



## Who Gets Credit?

E.A. McDaniels family, later known as the McDonalds, settle in the area. These early pioneers are widely considered the "founders" of Port Orange.



## Dunlawton What?

Charles Lawton married Sara Dunn Anderson and buys Dean's tract for \$3,000. The couple uses the combination of their names to create Dunlawton Plantation which they, with help from her brothers, run for several years amid Seminole Indian raids and civil unrest.

1804

1821

1832

1845

1859

1861



## Statehood.

Florida joins the union as America's 27th state.



## The Big Sale.

The United States of America purchases the Florida territory from Spain for \$5 million and Florida joins the American experiment, not yet 40 years old.

## Brother Against Brother.

The Civil War, known to southerners as "The War Between the States," breaks out and continues for four bloody years, finally ending in 1865. Settlers came home from the war and started over.



### How Does Modern Civilization Arrive?

Hint, there is a nearby county named after him! It's none other than Henry Flagler who brings the railroad to Daytona and buys a narrow spur between Blue Springs and New Smyrna, opening up a whole new world for area residents.



### Infamy at Browns Landing?

The Gay Nineties were wild times and Port Orange was no exception! Legend has it that the original owner of the Brown's Landing property shot and killed a womanizing philanderer who is buried somewhere close by.

### What's in a Name?

Dr. John Milton Hawks, an ex-union army surgeon originally from New Hampshire and a staunch abolitionist, who tried unsuccessfully to colonize part of the area with a group of "Freedmen," is credited for naming the area. Originally Orange Port, the pioneers opened their first post office, only to find out the name already existed, so they simply reversed the words and voila, Port Orange made it to the map!



1867

1880

1886

1892

1896



### When Johnny Comes Marching Home Again.

Many had made their way to the landlocked community and settled back in after the war. Rumor has it that a dozen confederate soldiers are buried somewhere on the property with one marker close by.

### All Aboard!

Port Orange builds its first ever passenger and freight train depot and is landlocked no more. Business owners are able to get the citrus out and the tourism in!



### Man for All Seasons.

Port Orange is incorporated and appoints its first mayor, Henry K. DuBois, not only considered a "pioneer" physician, but also a politician, author, historian, teacher, newspaper publisher, army officer, and the first superintendent of Volusia County Schools. He was a busy guy!



### Florida Flappers?

WWI is finally over and the Roaring Twenties is in full swing! Port Orange will double its population in ten years to 1,226. Prosperity, tourism and good times cause Florida "cracker" style homes to spring up all over.

**Man on a Mission.**  
Port Orange's first motorcycle cop, Harold Green, affectionately called "Copper" Green by the locals, is notorious for stopping speeding tourists in their big fancy cars, especially if they had a northern license tag! He considers speeding down the Old Dixie Highway on the way to the beach "disturbing the peace" and gladly hands out tickets left and right.



1901

1913

1920

1930

1937

### 20th Century Boom Town?

With the railroad in full swing and the intercoastal waterway complete, Port Orange is now easily accessible and its citrus industry flourishes, able to haul the fruit to the railroad depot for distribution north.



### Bootlegging?

Illicit whiskey stills (the more portable the better) dot the landscape and it is rumored that many a bootlegger plied his trade in the wooded area by the creek that is now Brown's Landing.

### Brown's Landings' Namesake.

Mr. J. Adrian Brown and his family purchase what is now Brown's Landing and use the property for hunting, cultivating citrus groves, and hay cultivation.

Originally from the Carolinas, Brown and his family settled in the central Florida area several years earlier founding Brown & Brown Insurance company in 1939.



### The Legacy Lives On.

Mr. J. Adrian Brown passes, but his son J. Hyatt Brown keeps and cares for the property, remembering it fondly as a place where he took canoe trips, shot game and helped with the citrus and hay operations while growing up in the early 1950s.

### Dream Comes True.

The Brown's Landing community officially opens its doors and welcomes its first home owners with open arms.



1941

1949

1980

2004

2016

### A Day That Will Live in Infamy.

America enters WWII and times are hard for the families left behind to struggle with food rations and gas shortages. Many townfolk support the war effort by building the famous sub chasers and PT boats at a landing field west of town near Spruce Creek Folks like Charlie, do what they can to keep the town afloat and spirits high.



### A New Legacy.

Chairman and CEO of ICI Homes, Mori Hosseini purchases the property from his friend, Mr. J. Hyatt Brown and begins planning a very special residential community.



# *A Word from the Founder*

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*“Our hands-on approach is the reason ICI Homes enjoys such high customer satisfaction year after year. Our development success is a direct result of carefully choosing special land and meticulously planning uniquely crafted communities. Our homebuilding success is a direct result of listening to our customers and being able to completely customize a floor plan to uniquely suit them; and finally delivering the highest quality craftsmanship, design excellence, superior value, and personal service...one home at a time. The Estates at Brown’s Landing is the pinnacle of this philosophy.”*

*- Mori Hosseini, CEO and Founder, ICI Homes*

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## **Where Nature Leads, Follow.**

For a private VIP tour of ICI Homes’ newest and most exclusive estate community, please call 386-244-9373 or visit [EstatesAtBrownsLanding.com](http://EstatesAtBrownsLanding.com) or [ICIHomes.com](http://ICIHomes.com) today.









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