



Fact Sheet

Indian River Colony Club

"The Place Patriots Call Home"



About IRCC

- Founded in 1986 for former or serving officers and warrant officers in any of the US uniformed services, including Public Health Service/NOAA and their surviving spouses
- IRCC continues to take pride in accommodating all those who served, and those devoted to the traditions of the U.S. Armed Forces.
- IRCC Inc., is a not-for-profit, Florida chartered corporation with debt free amenities, owned by the residents and administered by a professional General Manager. A seven person, resident Board of Directors determines fees, policies and goals.
- Debt free amenities, (i.e., corporate buildings, golf course and grounds)

Toll Free - 877-816-5625



The State of Florida levies neither a personal income tax nor a tangible personal property tax. The State of Florida offers every person with title to real property and who resides in their Florida home eligibility for a \$50,000 year-round homestead exemption.

Community Features

- Active 55+ Community
- 24 hour manned security
- Individual home ownership
- Single family houses: 16 floor plans, with 2-4 bedrooms, 2-3 baths and 2-3 car garages, 105 with private pools
- Golf course and lake view homes
- Home sizes: 1000 to 3000 sq. ft.
- Prices start in the low \$100's
- Lots still available

Amenities

- 18 Hole, par 72 private golf course, pro shop, aqua driving range, 2 putting greens and practice bunkers
- 3 Har-Tru tennis courts
- Heated 3000 sq. ft. swimming pool with lap lanes
- State of the art fitness center
- Over 40 activity groups and clubs
- Beautiful country club with executive chef serving casual to gourmet cuisine
- Colony Hall for parties, theater, library, cards, dancing & bingo

Generous Maintenance Program

- On-site maintenance staff
 - Monthly maintenance fee based on floor plan, precludes large and unplanned expenses
- Monthly maintenance fee covers repair or replacement of:
- All appliances: (refrigerator, range, washer & dryer, dishwasher, microwave, and garbage disposal)
 - Electrical and plumbing maintenance, water heater, A/C & heating system and controls, garage door openers/receivers and termite/pest control)
 - Outside maintenance (wall preservation and cleaning, shingle roof repair/replacement, pressure washing of driveways and side walks, lawn care, tree trimming and irrigation systems including water)
 - All homes receive periodic preventative maintenance visits to maintain general home condition and to conduct environmental services such as A/C filter changes, refrigerator coil cleaning, and smoke detector testing

Learn more! Visit our website: www.IndianRiverColonyClub.com

Our Mission...

The mission of the Indian River Colony Club is to maintain a viable, affordable and active retirement community that provides quality services and amenities to its members through:

- Attractive and well maintained homes and facilities with appropriate infrastructure for community security and safety
- Sound financial practices and controls
- Recreation and educational opportunities to promote an active and healthful lifestyle
- Skilled, motivated employees dedicated to providing superior service
- Active communication and marketing of the IRCC lifestyle

IRCC's Most Ideal Location

Located on Florida's beautiful Space Coast with miles of public beaches, our unbeatable location is convenient to upscale shopping at The Avenues Viera, VA and civilian hospitals, Patrick Air Force Base, Port Canaveral, Kennedy Space Center, Space Coast Stadium and the Brevard Zoo. Orlando International Airport and theme parks are only 45 minutes away. For those that would like to begin or to continue their formal education, we are close to Eastern Florida State College.

5 minutes: Shopping at The Avenues-Viera, Brevard County Administrative Complex, Viera Hospital and Diagnostic Center, Brevard Zoo.

10 minutes: Brevard County Sports Complex (Washington Nationals Spring Training)

15 minutes: Patrick Air Force Base, Beaches, King Performing Arts Center, Eastern Florida State College, Melbourne International Airport, Veterans Administration Medical Clinic

Directions to IRCC:

South Bound, Exit 191, I-95.

Go East. At 3rd traffic light turn left onto Murrell Road.

North Bound, Exit 191, I-95.

Go East to 2nd traffic light. Turn left onto Murrell Road.

Go 1.2 miles and you will see IRCC on the right side.

* Check in with IRCC Security.

Options If You Plan To Fly

Melbourne Orlando International Airport (MLB), served by Delta Airlines, US Airways, Elite Air & Baer Air.

Orlando International Airport (MCO)-served by 37 major airlines, located just 35 miles from the Space Coast.

Orlando Sanford International Airport (SFB) -served by domestic carrier Allegiant Airlines and several international airlines including charters.



Discovery Package

Want to learn more about
Indian River Colony Club?

Join a gracious resident host and hostess for a round of golf, dinner at our private Country Club and stay at a lovely hotel on Florida's Space Coast.



3 DAY/2 NIGHT "GETAWAY"

**Golf, Tennis, Fine Dining, and
Hotel Accommodations**

Only \$99 per person *

CALL NOW TO RESERVE!

Toll Free 877-816-5625

*with Real Estate Tour, airfare not included.

 **FOUR STAR**
real estate

www.IndianRiverColonyClub.com • corporate@colonyclub.com

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