

# Country Club Living

About a third of our members are golfers but the golf course and the natural beauty are enjoyed by everyone – whether on a bike early in the morning or just going for a stroll.

**T**he dew on the golf course at Indian River Colony Club catches the first rays of the rising sun and Nancy Carroll is there to enjoy it. Birds and wildlife are stirring and clean, fresh air rewards an intake of breath. This is why Nancy and husband Ned moved to IRCC. Both are avid golfers and Nancy is eager to explain.

"Golf was a major part of our decision when choosing a retirement community," said Nancy. "We only looked at communities with 18-hole championship private golf courses. We knew we wanted a 55+ community with a country club environment that included all the amenities. Indian River Colony Club met every criteria for us!"

Member residents often refer to Indian River Colony Club as a "town within a town." Over 770 individually owned homes occupy 453 acres in the new town of Viera. Active adult residents aged 55 and older enjoy 24-hour gated security in the maintenance-free community. But with a full complement of features and amenities, the undisputed jewel at IRCC remains the 18-hole, par-72 private golf course. With a member-to-hole ratio of 13 to 1, the Carrolls find plenty of time to improve their game.

"At IRCC there is golf for everyone but the course is never overcrowded. We have really excellent practice facilities and you'll

see members out here every day working on their game," says Nancy. "IRCC has many good golfers here, but we also have a very good teaching Pro who offers free clinics."

Once a retirement destination exclusively for military officers, membership at IRCC has now expanded to include up to twenty percent of former enlisted or non-military personnel over the age of 21. Location continues to be a big draw for prospective members. Only a few minutes from the Atlantic, the neighborhood is near upscale shopping, new medical facilities, Patrick Air Force Base and the local performing arts center. The well-groomed Viera locale is close to everything, yet rich in natural pleasures. Residents and golfers alike delight in the abundance of birds and wildlife that also make their home at Indian River Colony Club.

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The Not for Profit Florida Corporation is owned by the members rather than a developer—and all its amenities are debt-free. There has never been an assessment at IRCC and the Carrolls like it that way. Beyond the secure financial position of IRCC, though, is the simple enjoyment the pair has found golfing with others who love the game.





"We have made so many new golfing friends here. There is Couples 18-hole Golf, the Men's Golf Association, 18-hole and 9-hole Ladies Golf Association and golf for those who just want to play."



Meticulously maintained by professional staff, the course rewards precise shot-making. For the enthusiastic Nancy Carroll, each hole has unique features worth remembering.

"Sure, the IRCC golf course has a challenging layout. That's one of the things we love about it! Our fairways are beautifully maintained and the new greens putt very true.

As they climb aboard their golf cart, it's obvious Nancy and Ned are pleased they've been able to combine a rich social life with their favorite pastime. Nancy sums it up.

"It is just wonderful to golf where you live." ♦

## IRCC Golf

- ♣ 18-hole, par 72 private course
- ♣ Aqua driving range
- ♣ Practice bunkers
- ♣ Greens re-grassed in 2009
- ♣ Pro shop
- ♣ Two putting greens
- ♣ 13:1 member-to-hole ratio
- ♣ Average playing time 3.5-4 hours

## At a Glance

- ♣ 55+ Maintenance-free community
- ♣ 24-hour gated security w/roving patrols
- ♣ Friendly, patriotic neighborhood culture
- ♣ Fitness facility, swimming and tennis
- ♣ Private dining, executive chef
- ♣ Public banquet facilities

## Homes

- ♣ Remodeled homes available
- ♣ Golf course views
- ♣ 16 floor plans to 3,000 s.f. living

## Club Structure

- ♣ Private, debt-free, Not for Profit Florida corp.
- ♣ Owned by members
- ♣ Operated by resident board of directors
- ♣ Administered by general manager and professional staff

More information about Indian River Colony Club can be found on their website at [www.IndianRiverColonyClub.com](http://www.IndianRiverColonyClub.com) or by calling 877.272.5545.

# The Only Thing Missing... Is you!

## Put yourself in the action!

**\*FREE GOLF!**

*Come to Indian River Colony Club and play a round of Golf on us!*

**Call today! Toll Free  
877-501-7797**

**\* With Real Estate Tour  
Expires April 30, 2010**

Your 55+ dream location is waiting for you at Indian River Colony Club! Maintenance-free living takes the work out of homeownership, while the 18-hole private golf course and Country Club means year round golfing. Newly renovated, 18 Hole, par 72 private golf course, pro shop, aqua driving range, 2 putting greens and practice bunkers. IRCC means tennis courts, fitness facilities, swimming pool and activities galore. All with 24-hour manned security!



**Indian River Colony Club**  
"The Place Patriots Call Home"

Visit our website:  
[www.IndianRiverColonyClub.com](http://www.IndianRiverColonyClub.com)  
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