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HBCA's Spring Parade of Homes

APRIL 2 - 10, 2011

Special advertising section
in **FLORIDA TODAY**
Sunday, March 27

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Heritage Isle, Indian River Colony Club offer comfortable living options, many amenities

BY ANNE STRAUB
FOR FLORIDA TODAY

The 1,600-home Heritage Isle is adjacent to the Duran Golf Club and boasts a 21,000-square-foot clubhouse.

The facility features a heated swimming pool, fitness center with personal trainers and the Heritage Café, which serves breakfast, lunch and dinner five days a week for Heritage Isle residents and guests.

Indian River Colony Club, a 55-and-older community that caters to military personnel, marked its 25th anniversary with a residents' party last week. IRCC was the first subdivision in Viera to begin construction.

The active retirement community includes a private golf course, tennis courts, clubhouse, restaurant and heated swimming pool. But one of the prime attractions is the feature that allows residents to take advantage of those amenities: "It's the maintenance plan," said Nancy Bartlett,



Photos courtesy of IRCC

Indian River Colony Club is an active retirement community which includes 771 homes, a private golf course, tennis courts, clubhouse, restaurant and heated swimming pool.



Jenny and Jim Johnson participated in a golf tournament marking the 25th anniversary of Indian River Colony Club.

marketing director.

For a monthly fee of \$580 to \$880, the maintenance plan includes periodic roof replacement, exterior painting, lawn care, appliance repair or replacement and home system repairs,

including air conditioning.

"It's independent living, but you don't have to take care of your home," Bartlett said. "You really have time to play."

IRCC includes 771 homes, ranging in size from



Heritage Isle G'Day Gala

What: Free Australian-themed open house at Heritage Isle 55-and-over community.

When: Noon to 3 p.m. today.

Where: Heritage Isle is on the north side of Wickham Road, west of the traffic circle in Viera. The welcome center is at 6611 Ringold St.

For more information: Call 321-638-2239.

Photo is of Heritage Isle Clubhouse at night

465-square-foot duplexes to 2,800-square-foot single-family homes. Price range is \$84,000 to \$110,000 for duplexes and \$74,000 to \$224,000 for single-family homes.

In addition to resales,

the community includes 11 home sites available for new construction.

Though most residents have a record of military service, up to 20 percent of households have no military affiliation.