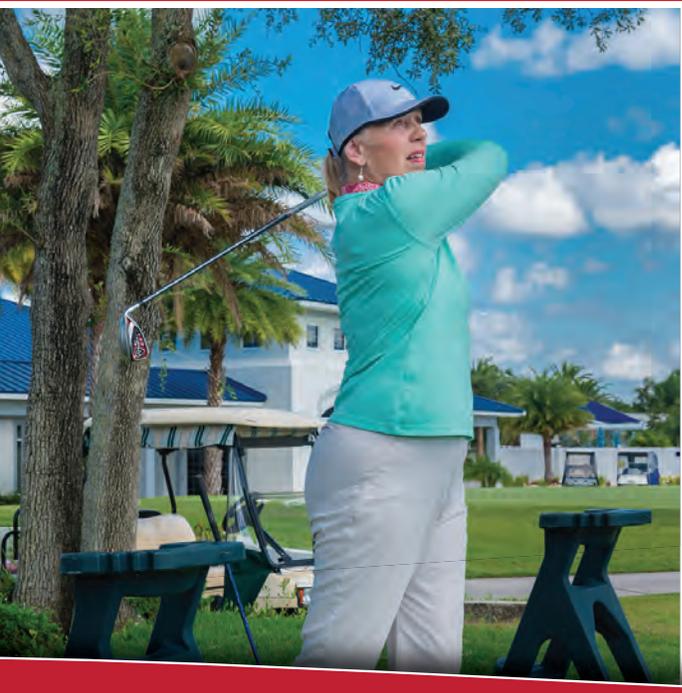




# Indian River Colony Club

*"The Place Patriots Call Home"™*



Melbourne, Florida  
ColonyClub.com  
321-255-6000





# Welcome to Indian River Colony Club

*"The Place Patriots Call Home"™*

**About Indian River Colony Club** - Located in the beautiful town of Viera on the Space Coast of Florida, Indian River Colony Club was founded by Brigadier General Charles D. Briggs, Jr., USAF (ret) in 1986 as a retirement destination exclusively for military officers. Still today, IRCC is primarily a military retirement community, occupied by active 55+ patriots, all of whom are dedicated to serving those who served. Truly a one-of-a-kind community, IRCC continues the camaraderie, security, and friendliness its members have enjoyed since its inception. Nowhere else will you find such a welcoming, caring, and friendly neighborhood. As our residents like to say, "It's military retirement at its best!"

IRCC is a Florida not-for-profit corporation structured with debt-free amenities, owned entirely by its resident members, administered by a General Manager and a caring, professional staff. Our member's quality of life is our priority, complete with security, premier amenities and superior service.

Located on the Space Coast where rockets are part of the scenery, on 453 acres with nearly 800 individually owned, 2-4 bedroom single-family homes, the community is accented by abundant wildlife and beautiful golf course views. IRCC means incomparable country club living, golfing, gourmet cuisine, entertainment, clubs, cards, dancing, social activities and parties of every description.

IRCC features the best amenities, services, extensive maintenance program, and security offered in the state of Florida, but the best features of Indian River Colony Club are the dedicated staff and a caring community of residents, all concerned for each other's well being.





(321) 255-6000



## Homes at IRCC

- Individual Home Ownership: 18 Floor Plans
- 2-4 Bedrooms, 2-3 Baths and 2-3 Car Garages
- Home Sizes: 1000 to 3200 Sq. Ft.
- Golf Course and Lake View Homes
- 119 Homes with Private Pools

## Real Estate

Located in the desirable town of Viera, Florida, the majority of our beautiful single family homes include numerous custom features for added design flair! 2-4 br, 2-3 car garages, 18 floor plans from which to choose. Many home sites offer lakefront, golf course and preserve views and are in turnkey condition. Delight in the lavish lifestyle, scenery and first class amenities.



### At IRCC you will find:

- Individual Home Ownership
- Competitively priced homes in the prestigious Viera area
- Homes nestled on 453 lush acres, 28 lakes, 18 hole golf course
- Abundant wildlife
- 24 Hour Staffed Security

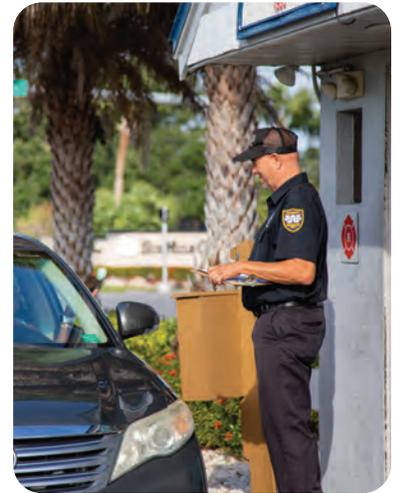
### Other Special Services

- IRCC Foundation
- Friendship & support of staff & neighbors in any distressful situation.
- Helping Hands Neighbors Group
- Survivor Assistance
- Administrative Services

### IRCC Design Center ~ Home Remodeling Assistance

The IRCC Design center maintains the list of approved local contractors for home renovation projects. For your convenience, records and home files are kept by the Design Center on all IRCC homes.

**Convenient access to:** • Upscale Shopping • Hi Tech Industries • Beaches • Patrick SFB • VA Clinic  
• Kennedy Space Center • Port Canaveral • Colleges • Many Cultural Attractions



24 Hour Staffed Security



*"Although we don't play golf or tennis, IRCC is the ideal place for us. We have wonderful neighbors who watch out for each other and there are many other activities to keep us busy. The Maintenance Program (someone else does it, not me) is a dream come true. Retired military with over 12 moves, we've finally found the place that we can call home."*

~The Watts

**(321) 255-6000**

## Country Club Living

IRCC members enjoy a level of service found only in the nation's finest private clubs. An exclusive membership comprised of 100% home ownership!



The At Ease Club is a 25,000 sq. ft. multi-purpose private club, offering first class service and dining. Boasting a well-appointed grand dining room with a dance floor and two additional dining areas. The At Ease Club features a Champagne Sunday Brunch, Happy Hours, Seafood Buffet Nights, holiday celebrations, dinner functions, block parties and more.



*Our executive chef oversees menu preparation with everything from a simple sandwich to a fine dining experience for you and your guests.*

*Our beautifully maintained pool, golf course, and club facilities are unequalled in their design and maintenance.*



Colony Hall is the perfect setting for any special occasion, open to members and non-members for banquets, parties, corporate meetings, and weddings. Seating accommodates up to 220 guests.





## Extensive Maintenance Program

### Enjoy the lifestyle you deserve at Indian River Colony Club!

Our extensive maintenance program is one of the many things that make Indian River Colony Club a very unique community. You will quickly get to know the talented and trustworthy maintenance staff. They not only will provide covered repair and replacement services as listed, but are willing to help with other little household items as time permits during service visits.

Urgent service repairs (leaks, AC/refrigeration, plumbing) are only a phone call away. Your maintenance staff is on duty 10 hours each day on Monday through Saturday and are available on-call for emergencies after hours.

The pool service program also provides weekly and special care services at below market rates and miscellaneous services are also available.

### Your IRCC Maintenance Team



Meet the team! Your IRCC Maintenance team is dedicated to providing peace of mind to its members – allowing you complete freedom to delight in the unique Indian River Colony Club lifestyle!

**(321) 255-6000**

# It's time for you to take it easy

## Covered Repair and Replacement Services:

### Inside Home

- **Appliance Repair and Replacement:** All IRCC provided major appliances (refrigerator, range, microwave, dishwasher, washer, dryer, garbage disposal, hot water heater, air conditioner and garage door systems) are repaired and/or replaced as necessary.
- Inside services include miscellaneous electrical, plumbing, structural repairs and pest control.

### Outside Home

- **Pest Control** - Scheduled quarterly and on-call pest control services keep your home pest free, including Termidor termite control.
- **Roof** - Shingled roof repairs and replacement as needed.
- **Stucco** - Stucco wall repairs
- **Landscaping** - Lawn/gardening/tree service
- **Irrigation** - In-house irrigation system - includes the water
- **Concrete** - Serious concrete crack repairs on house wall/drive/sidewalk
- **Exterior Surface Cleanings** - Walls, driveways, and sidewalks
- **Painting** - Periodic exterior painting

### Preventative Maintenance

- Scheduled quarterly visits include a 17-point check list that includes A/C filter changes, refrigerator coil cleaning, dryer cleaning and smoke detector testing.

### Additional Services

- **Hurricane Preparedness** - Fully implemented planning/evacuation, Community Emergency Response Team.
- **Weather Protection** - In case of a storm warning, for a nominal fee, storm panel installation teams handle severe weather home protection in place, whether you are home or away.
- **Design Center** - Assists with exterior project approvals, assists with finding approved contractors for interior and exterior projects. Each home in IRCC has a house file that is maintained by the Design Center. Each house file includes house plans, property surveys, and paperwork for improvements.
- **Assistance** - Insurance claim assistance, should losses occur.
- **Volunteer Van Service Available** - Volunteer transportation is offered Monday through Friday (by reservation) to locations such as medical facilities, pharmacies, therapy, grocery stores, and Patrick Space Force Base.

### Office Services On Site

- Notary services, copying, faxing, mailing, non-denominational chapel services.



*"One of the most attractive features of IRCC is the maintenance program. It is responsive, friendly, and convenient. On a Saturday morning, our AC unit froze over. One call and a technician arrived an hour later. The problem was fixed. Such service may seem extraordinary in other communities, but it's normal at IRCC.*

*~John and Susan Novotny*

**Enjoy life at your leisure**

## **Golf Membership at Your Own Private Course**

### **Play Every Day at IRCC – Your Private Golfing Community**

A course that rewards accuracy! Indian River Colony Club is a one-of-a-kind golf course community, a par 72 with 18 challenging holes nestled among natural preserves, 28 lakes and golf course homes. A shot maker's course, each hole has been planned for maximum scenic beauty; all are shaped around a scenic lake or pond.

### **Impeccably groomed and maintained.**

The IRCC golf community boasts a velvety green course that is impeccably maintained by a professional, full-time staff. Quality of play is a top priority; our putting greens have been re-grassed with premium Jones Dwarf Turf for the smoothest possible putting surface.

### **From novice to pro – golf every day!**

You won't find many courses with six different sets of tees! No matter what your level of expertise, you'll find the perfect setup for your shot. Join one of the golfing groups and socialize with like-minded golfers. In our private golfing community, different groups play nearly every weekday.

### **Golf course homes – naturally.**

As you play the fairways and greens of our golf community, you're apt to meet some of your neighbors. From nesting eagles and sandhill cranes, to playful otters and masked raccoons – IRCC is home to a broad cross section of Florida wildlife. For even more nature watching, choose from one of our available golf course homes designed in harmony with the course environment.

### **IRCC's Golf Groups:**

Monday Black Tees	Sunday Mixer/Couples
Men's Golf Association	Monday Couples
200 Club	Friday Couples
Colony 9 Hole LGA	Tues. Afternoon Social
Women's Golf Association	Men's Friday Golf Group (a.k.a. The Beer Drinkers)



**MENS GOLF ASSOCIATION**  
Over 120 active MGA players.

**WOMENS GOLF ASSOCIATION**  
**& COUPLES GOLF**

Whether you are single or a couple, you experience the fun and camaraderie with one of these groups!

**Pro Shop, Aqua Driving Range,  
Putting Green and Chipping Green.**

With a golf membership, you can play golf yearlong and every day on our beautifully manicured 18 hole, par 72 private golf course.

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# Indian River Colony Club Golf Course



# Start Your Next Adventure

## A new chapter of Activity and Fun!



With an allocated 160 acres of land for recreational purposes, including three Har-Tru tennis courts, a 3,000 square foot, heated swimming pool, bocce & shuffleboard courts, and croquet court, there is never a dull moment.

Stay in shape with fitness activities like yoga, aquacise or in our Fitness Center. Explore your creative side in the Art Studio or with the Cart Barn Players, fulfilling your artistic acting or directing talents on stage at Colony Hall.

Discover your hidden talents on the dance floor with line dance, Hawaiian dance, ballroom dance classes or sing with the IRCC Chorus.

The Computer Club will keep you in the know with your PC, Smart Phone or tablet skills! You can also participate in our own TV channel as the person behind the camera with the AV group!

Not tired yet? You can sharpen your game with bridge, poker, bingo or mah-jongg. In all, there are over 40 activity groups that meet on a regular basis. All you have to do each day is to decide what you want to do to have fun! You can engage in anything, everything or just relax by the pool!

**Har-Tru Tennis Courts**



**Croquet**



**Card Groups**



**Computer Club**



**Fitness Center**



**Bocce**



## Clubs & Activities

### Retirement means plenty of non-stop action at Indian River Colony Club!

- ◆ Aquacise
- ◆ Art Group
- ◆ Audio Video Support Services (AVSS)
- ◆ Ballroom Dance
- ◆ Bible Study
- ◆ Bingo
- ◆ Bocce Ball
- ◆ Book Club
- ◆ Bridge Groups
- ◆ Cart Barn Players (Theater Group)
- ◆ Chair Weight Lifting
- ◆ Chapel Ensemble
- ◆ Chorus
- ◆ Colony Clowns
- ◆ Combat Infantry Group (Military Society of the Blue Badge)
- ◆ Computer Club
- ◆ Crafts - Sweat Shop
- ◆ Croquet
- ◆ For the Birds (Birding Club)
- ◆ Garden Club
- ◆ Gray Wolves (Firearms Shooting/Training Group)
- ◆ Golf Groups:
  - 200 Club
  - Colony 9 Hole LGA
  - Men's Golf Association (MGA)
  - Men's Friday Golf Group "The Beer Drinkers"
  - Mon. 18 Hole & Fri. 9 Hole Couples
  - Monday - Black Tees
  - Tuesday Afternoon Social
  - Wednesday MGA Games
  - Women's Golf Association (WGA)
- ◆ Ham Radio
- ◆ Hawaiian Dance
- ◆ Helping Hands
- ◆ Honor Bells (Bell Ringing)



Art Group & Classes



Cart Barn Players Theater Group

- ◆ Jewelry Junkies
- ◆ IRCC Foundation
- ◆ Library of Congress Veterans History Project
- ◆ Line Dancing
- ◆ Mah-Jongg (National League)
- ◆ Masons
- ◆ Member Assistance Program
- ◆ Military History Forum
- ◆ Military Women's/Wives' Clubs
- ◆ Needle Art (Crafting Group)
- ◆ Northern Lighters Group
- ◆ Parkinsons Support Group
- ◆ Patriotic Clubs
- ◆ Piano Bar
- ◆ Prayer Line
- ◆ Quilting
- ◆ Resident Activities Council (RAC)
- ◆ Rifle and Pistol Club (Firearms Shooting/Training Group)
- ◆ Semper Fi IRCC
- ◆ Shuffleboard
- ◆ Singles & Solos Social Club
- ◆ Sorority Luncheon
- ◆ Sunshine Strummers
- ◆ Survivor Assistance
- ◆ T'ai Chi Chih
- ◆ Tennis
- ◆ Texas Hold'em Poker
- ◆ Tour of Homes
- ◆ Trivia
- ◆ Walking Through Grief (Support Group)
- ◆ Water Aerobics

*"There are so many wonderful ways to have fun at IRCC! We love our active and athletic lifestyle! Come and join the fun!"*

*~Kathy & Jerry Hokula*



# Discover Indian River Colony Club

Would you like to learn more about Indian River Colony Club?

## Ask Your Questions!

Join a gracious resident host and hostess for dinner at our private At Ease Club, play a round of golf or a game of tennis, tour the IRCC Community's available homes and stay at a lovely hotel on Florida's Space Coast.

**Get Away!**  
3 Days/2 Nights  
FLORIDA

Hotel  
Golf  
Tennis  
Fine Dining

**\$129\***

\*per person, transportation not included.



**(321) 255-6000**

\*With Real Estate Tour, transportation is not included.

### OPTIONS IF YOU PLAN TO FLY

Melbourne Orlando International Airport (MLB)

-served by Delta Airlines, American Airlines, Allegiant Air, and TUI Airways.

Orlando International Airport (MCO)

-served by 35 major airlines and 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.

## IRCC - Florida's Most Ideal Location on the Space Coast

Located on Florida's beautiful Space Coast with miles of public beaches, our unbeatable location is convenient to upscale shopping malls, VA and civilian hospitals, Patrick Space Force Base, Kennedy Space Center, Port Canaveral, King Center for the Performing Arts, Viera Wetlands and the Brevard Zoo. For those who still want to enjoy a working life, there is an abundance of high-tech contractors dotted across the region.

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 of Viera, Brevard County Administrative Complex, Viera Hospital and Diagnostic Center, the Brevard Zoo, VA, and many fine restaurants.

10 minutes: Brevard County Sports Complex.

15 minutes: Beaches, King Center for the Performing Arts, Eastern Florida State College, Melbourne Orlando International Airport.

The Space Coast is home to many large events, festivals and culture with so much to see and do. Visit the Space Coast of Florida website to learn more about this perfect location: [VisitSpaceCoast.com](http://VisitSpaceCoast.com)



Exploration Tower at  
Port Canaveral

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