



# INDIAN RIVER COLONY CLUB

*The Place Patriots Call Home™*



*An Active 55+  
Patriotic Community*





# INDIAN RIVER COLONY CLUB

*The Place Patriots Call Home™*

## Welcome to IRCC!



*Resort Style Living!*

Indian River Colony Club (IRCC) was the vision of retired military officers in the 1980's. This vibrant and secure over-55 community has successfully fulfilled the founders' dream of a military-focused golf community supporting independent living. IRCC seeks to embody patriotism and old-fashioned neighborliness. Comradery is championed while creativity is cultivated and shared. From inception, IRCC has been socially vibrant, economically stable, and forward thinking. Members enjoy resort style amenities in an active community while benefiting from comprehensive property maintenance. Homes are owner-occupied and cannot be sub-let or rented. Members own the community amenities, and the many clubs and activities are coordinated by members.

Fellow members bring amazing family and personal histories. Many have made incredible contributions across the fabric of our nation. This community cares deeply about this country and its people. Heroic and accomplished persons live in IRCC, however rank and station in life are shed upon entering the security gates.

IRCC membership means embracing a lifestyle and culture that is rare today. Be prepared to truly get to know your neighbors while waving and sincerely saying "Hello!" to all. Residents identify safety, the maintenance program, activities, social life, and the ease of developing meaningful friendships as important factors in making living at IRCC a true pleasure. Come join us!

 **321-255-6000**

1936 Freedom Drive, Melbourne, FL 32940

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

 [ColonyClubInViera](https://www.facebook.com/ColonyClubInViera)



### IRCC is:

- Member-governed through an elected Board of Directors
- The first incorporated community in master planned Viera, FL
- Deed restricted
- Not a homeowners association
- A Florida not for profit corporation



# Discover Your *Dream Home* In Viera, FL



## Exceptional Real Estate Opportunities

Welcome to an unparalleled living experience in Viera, Florida. IRCC features an impressive selection of single-family homes, many offering custom design elements and high-end finishes. Choose from thoughtfully crafted floorplans, ranging from 2 to 4 bedrooms, and enjoy the convenience of 2 to 3 car garages. Many homes boast picturesque views of the lakes, golf course, and serene preserves. Live in a luxurious lifestyle with breathtaking scenery and top-tier amenities.

### At IRCC, enjoy:

- Individual Home Ownership: Own a beautiful home in a prestigious location.
- Competitive Pricing: Homes offered at attractive prices in the sought-after Viera area.
- Stunning Surroundings: Nestled on 453 acres with 28 lakes and a Gordon Lewis designed golf course.
- Abundant Wildlife: Experience nature within our community.
- 24 hour Staffed Security: Peace of mind with around-the-clock security services.

### Membership Highlights:

- Friendship and support: Camaraderie from your neighbors, and assistance from our dedicated staff.
- Administrative Services: Efficient assistance for many needs.
- Survivor Assistance from trained IRCC members: Voluntary guidance and support during the bereavement process.
- IRCC Foundation: Supporting community well-being.

### Convenient Access to:

- **Beautiful beaches:** 7 miles from the Atlantic Ocean.
- **Patrick Space Force Base:** 7 miles away.
- **VA Clinic:** Accessible veterans' health services. 4 miles away.
- **Upscale shopping and dining.**
- **Kennedy Space Center:** Explore space and innovation.
- **High tech industries:** Proximity to leading technology sectors.
- **Colleges:** Quality education institutions such as Florida Institute of Technology and Eastern Florida State College.
- **Cultural and entertainment attractions:** Diverse and enriching experiences including music venues and playhouses, along with the nationally accredited Brevard Zoo.
- **Orlando metro area:** 45 minutes away.
- **Commercial airports:** Three nearby.
- **Cruise terminals** at Port Canaveral.
- **Community hospitals** providing inpatient, emergency, outpatient, and diagnostic services.



*Upscale Shopping & Dining*



*Beautiful Beaches*



*Kennedy Space Center*



*Brevard Zoo*



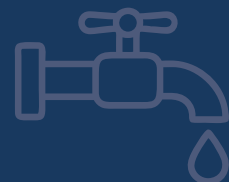


## Extensive *Maintenance* Program

At Indian River Colony Club (IRCC), the wide-ranging maintenance program is one of the key features making this community so desirable. This program is comprehensive, cost-effective, and covered by a modest monthly fee.

The onsite IRCC maintenance staff provides peace of mind to members. Designed to ensure homes are well-maintained inside and out, our maintenance program allows members the freedom to enjoy the IRCC lifestyle without the usual homeowner hassles.

Maintenance concerns can be addressed with one simple phone call or an online request during normal business hours.



### Preventive services:

- Quarterly preventive maintenance home visits use a 17-point checklist to ensure everything is running smoothly. This service is designed to keep homes functioning efficiently and minimize unexpected issues.
- Severe storm protection: With an adequate storm warning forecast and for nominal fees, storm panel installation and removal are provided by teams from the IRCC Maintenance Department.
- Hurricane Preparedness Plan: IRCC prides itself on producing an annual Hurricane Preparedness Plan which leadership and residents can use to protect themselves and their property. Uniquely, senior IRCC leadership typically stays in the administrative building to provide timely support, response when possible, and communications to residents.



## The IRCC maintenance program includes:

- **Major appliance** service, repair, and possible replacement, including refrigerator, range, microwave, dishwasher, washer, dryer, garbage disposer
- **Major home system** repair and possible replacement, including hot water heater, whole house air conditioning and heat, garage door opener
- **Exterior paint** on a periodic basis
- **Roof** replacement on a periodic basis
- For homes with **pools**, routine cleaning is provided weekly at below market rates.
  - **Lawn care** and irrigation
  - Interior and exterior **pest control**
  - Annual **gutter cleaning**
  - Minor **plumbing** and **electrical** repairs



*Four Star Real Estate can provide a copy of the current IRCC Maintenance Program policy.*

## *Leave the maintenance to us!*





• Nearly 800 Individually Owned Homes • 18 Floor Plans • 2-4 Bed, 2-3 Bath, 2-3 Car Garage Homes



• 1,000-3,200 Sq. Ft. Homes • Golf Course & Lake View Homes • 119 Homes with Private Pools

# The Place Patriots Call Home™



Patriotic Ceremonies & Traditions



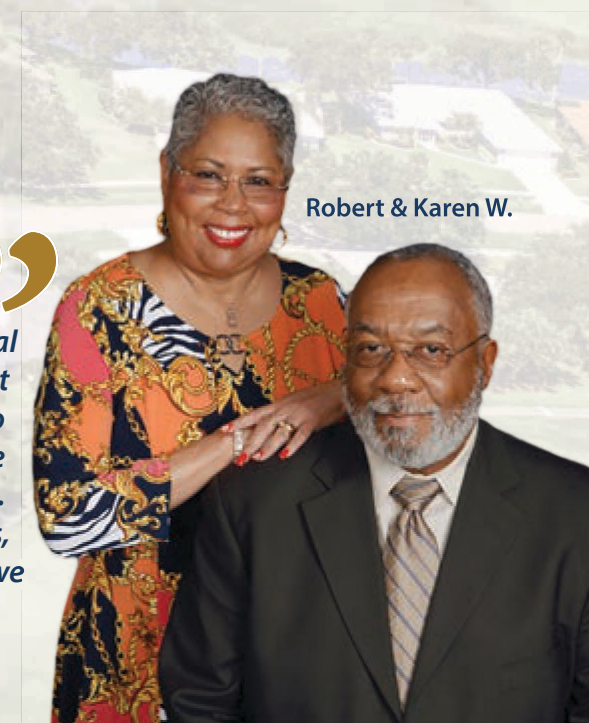
Rick G.

*“Patriotism, friendship, love of country and our fellow man...”*

Patriotism, friendship, love of country and for our fellow man are the core values by which we live our lives... These values are woven into the everyday fabric at IRCC. It's why we choose to live here, and why we love to call IRCC Home.

*“We've finally found the place that we can call home.”*

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. Low maintenance living (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.



Robert & Karen W.



# Active *Lifestyle*

## A New Chapter of Activity and Fun!

At Indian River Colony Club (IRCC), independent living is enhanced with 160 acres of land allocated for outdoor and indoor recreational purposes.



## Golf Membership at Your Private Course

New members enjoy one year of complementary golf included with their membership. This par 72 course has challenging holes and rewards accuracy! It is nestled among natural preserves, 28 lakes, and beautiful homes. This is a shot maker's course where each hole has been planned for maximum scenic beauty, and most are shaped around a scenic lake or pond. Importantly, all residents enjoy the benefits of the park-like scenery provided by the course.

More  
than

# 60

Activities & Social Groups!



## Amenities & Social Activities

In addition to the golf course, there are three **Har-Tru HydroCourt tennis courts**, a **3,000 square foot heated swimming pool** with lap lanes for water fitness or relaxation, **bocce & shuffleboard courts**, a **croquet court**, and a **fully-equipped fitness center**. Professional fitness coaching is available.

- Member-led **fitness classes** include **yoga, stretching, chair weights, and water exercise.**
- Creative opportunities for artists, actors, and directors abound in the **Art Center** or with the **Cart Barn Players.**
- **Discover hidden talents on the dance floor** with line dance, Hawaiian dance, and swing and ballroom dance classes. If you like to sing, join the **IRCC Chorus.**
- Join the **audiovisual team** to provide lighting, sound, and video recording assistance for many of the events that take place at IRCC.
- **Sharpen bridge, poker, and mahjong skills or develop computer skills.** In all, there are over **60 activities and social groups** meeting on a regular basis, and all members are welcome to join as new participants.

IRCC's numerous social activities include **dinner and dance parties, twice weekly happy hours, karaoke, plays, live music, block parties and more!**

The challenge each day is choosing what you want to do to have fun!





# Like Living in a

# Resort!

Indian River Colony Club (IRCC) offers social companionship, a vibrant lifestyle, and amenities in a secure, park-like environment.



The At Ease Club is a superior private clubhouse providing members first-class service and gourmet dining. This clubhouse includes a well-appointed grand dining room with a dance floor, a private dining room for smaller groups, and the "19th Hole" - a casual bar.

Members can enjoy Sunday brunches, happy hours twice each week, seafood buffet nights, holiday celebrations, group dinner functions, block parties, and more. The chefs, cooks, and wait staff are all IRCC employees. The club boasts both a full-time Club Manager and Executive Chef!



Colony Hall is a separate building near the At Ease Club. This venue hosts many activities including plays, choral productions, military balls, banquets, community or private parties, and weddings. Seating over 200 guests, Colony Hall is also a busy community center used for numerous activities and events such as non-denominational chapel services, wellness classes, card games, piano bar, and club meetings. It houses a lending library with many donated books for members' reading pleasure.



Shop for gear or book tee-times at the Pro Shop



Enjoy casual & fine dining at the At Ease Club



Colony Hall - A wonderful venue for events



Serve it up! - 3 Har-Tru Tennis Courts



Get creative with fellow artists in the Art Center



Enjoy leisurely outdoor activities with friends

*“We are truly delighted to be part of the paradise of IRCC.”*

We moved to IRCC because of the extensive inside and outside maintenance program, which is wonderful. No more need to hunt for an electrician, a plumber or any other home service person. They are all right here in our facility with their kind, caring and competent abilities. We also moved here because we loved the concept of being able to drive the Golf Cart not only to the IRCC Country Club restaurant, but also to local grocery stores, shops and restaurants. After we were here for a few months, we realized that what would keep us in IRCC forever were our new friends and neighbors who had become our chosen family. The plethora of activities and events for every lifestyle provided the opportunity to meet our chosen family. We are truly delighted to be part of the paradise of IRCC.

Ronnie & Chuck M.







**INDIAN RIVER  
COLONY CLUB**

**Golf Course**

- = Hole Number
- = Golf Cart Path
- = Streets
- = Marsh
- = Water/Lake

#### Yardage Matrix (Course Rating / Slope / Distance)

Blue	.....	70.3 / 128 / 6,031	Yards
Blue/White	.....	68.7 / 123 / 5,682	Yards
White (M)	.....	67.4 / 117 / 5,344	Yards
White (W)	.....	72.4 / 126 / 5,344	Yards
White/Black (M)	.....	64.9 / 116 / 4,905	Yards
Black (M)	.....	63.0 / 115 / 4,636	Yards
Black (W)	.....	68.8 / 112 / 4,636	Yards
Red (M)	.....	61.9 / 114 / 4,357	Yards
Red (W)	.....	66.6 / 110 / 4,357	Yards
Red/Green (W)	.....	63.6 / 103 / 3,829	Yards
Green (M)	.....	59.1 / 106 / 3,444	Yards
Green (W)	.....	61.1 / 100 / 3,444	Yards





[ColonyClub.com](http://ColonyClub.com)

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FOUR STAR  
real estate

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