

# Indian River Colony Club



## Fact Sheet

### Community Features

- Lifestyle & quality of life a priority
- Active 55+ Community
- Affordable retirement living
- 24 hour manned security
- Individual home ownership
- Single family houses: 16 floor plans, with two to four bedrooms, two to three baths and two to three car garages, 105 with 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 50 activity groups and clubs
- Beautiful country club with executive chef serving casual to gourmet cuisine
- Colony Hall for parties, theater, library, cards, dancing & bingo
- Debt free amenities, (i.e., corporate buildings, golf course and grounds)



*The Place Patriots Call Home*

VISIT OUR WEBSITE:  
[www.IndianRiverColonyClub.com](http://www.IndianRiverColonyClub.com)

### Overview

- 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
- Membership is now open to 20% former enlisted and non military residents
- One-time membership fee \$11,000 (Capital contribution of \$8,000 and \$3,000 recreational fund)
- IRCC Inc., a not-for-profit corporation owned by the members & administered by a general manager and professional staff
- Seven person resident board of directors, elected by members, who determine policies and fees

### Maintenance -Free Living

- 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 and dryer, dishwasher, microwave, and garbage disposal)
- Inside maintenance (electrical and plumbing maintenance, water heater, A/C and heating system and controls, garage door openers/receivers, and termite and 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

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.

Toll Free - (800) 328-4722

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# Directions to Indian River Colony Club



## Location

Few can match the convenience the location of IRCC offers. We are in close proximity to Patrick Air Force Base, VA Hospital, Kennedy Space Center, shopping, and the beach. Only one hour from Orlando, a great convenience for your visitors.



Patrick AFB-	15 minutes
Port Canaveral-	20 Minutes
Kennedy Space Center-	30 minutes
Orlando Int'l Airport-	50 minutes
Universal Studios-	65 minutes
DisneyWorld-	70 minutes



### Directions to IRCC:

**South Bound, Exit 191, I-95.**

Go East. At 3<sup>rd</sup> traffic light turn left onto Murrell Road.

**North Bound, Exit 191, I-95.**

Go East to 2<sup>nd</sup> 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.

### Nearby Services are:

Shopping at The Avenues-Viera, 5 minutes; Brevard County Administrative Complex, 10 minutes; Brevard County Sports Complex (Washington Nationals Spring Training), 15 minutes; Beaches, 15 minutes; King Performing Arts Center, 15 minutes; and Melbourne International Airport, 25 minutes; Town Square Assisted Living Facility and Outpatient Care adjacent to IRCC; Fire/Rescue Ambulance 2 minutes from IRCC's main entrance; Veterans Administration medical clinic, 10 minutes; 4 comprehensive hospitals, 20 minutes

## Discovery Package

Want to know more?

**3 DAY/2 NIGHT "GETAWAY"**

Golf, Tennis, Fine Dining, and  
Hotel Accommodations

Only \$99 per person

**CALL NOW TO RESERVE!**

Call for a *Free DVD*

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Call today!

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