



Verandah®

Come to Your Senses...
A Perfect Paradise, Just Beyond the Gates



Come to your *Senses...*

BREATHE DEEPLY. LIVE RICHLY.

With every gentle curve, beauty abounds. Captivating views of moss-draped oaks, gorgeous fairways and sparkling waterways inspire the senses. The Orange River and nine miles of trails and boardwalks meander throughout the community, welcoming you home. From golf to kayaking, biking to relaxing in a peaceful oasis with your furry friend, the best of Florida living awaits.

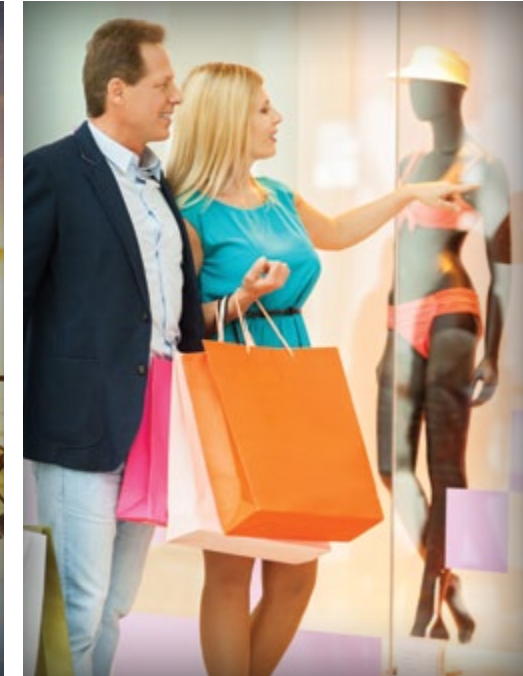
Located two stoplights from I-75, fifteen minutes from Southwest Florida International Airport and seven miles from downtown Fort Myers, Verandah's tranquil neighborhoods are nestled among mature preserves and over thirty lakes, providing every home with a water, preserve or golf course view. Kolter Homes' thoughtfully designed homes create peaceful outdoor living spaces perfect for entertaining and enjoying Southwest Florida's spectacular climate and landscape.

Arriving at the gated entry, you'll immediately appreciate every aspect of Verandah's forward-thinking eco-design. From the design of the street system to maintained forested areas to the River Village, resort-style amenities and championship golf, Verandah blends seamlessly with the natural surroundings. The community's social centerpiece, River House, is a one-of-a-kind riverfront clubhouse with full-service dining and café where you can choose to relax over coffee, lunch or dinner. If you're feeling adventurous, launch a kayak or cast a line on the picturesque Orange River.



A Sense of Place

PRACTICALLY A **PERFECT** LOCATION.



From Verandah the best of Southwest Florida is within easy reach. Explore some of the Gulf's finest beaches, catch a true beach-town vibe at Fort Myers Beach, relish the tranquility of Lover's Key and Bonita Beach, and enjoy world-renowned tarpon fishing on Boca Grande Pass.

For a night on the town, great nearby options include the Southwest Florida Symphony, dinner theater, the Barbara B. Mann Performing Arts Hall, sunset cruises, five-star dining under the stars or trying your luck at a casino.

Verandah is also near unspoiled natural areas, as well as international dining, museums, professional baseball, hockey, NCAA Division I athletics, and fabulous shopping at Gulf Coast Town Center and Bell Tower Shops. With Verandah as your home base, you're never far from new discoveries and fun-filled days and nights.

Traveling anywhere in the state or around the world is easy. I-75 is a mere two miles away and Southwest Florida International Airport is only 15 minutes from Verandah.

THE SHOPS OF **VERANDAH** YOUR COMMUNITY SHOPPING CENTER



Adjacent to Verandah's gated entrance, The Shops of Verandah take care of life's essentials. Hop on your bike or golf cart or stroll over to get groceries, fill a prescription or grab a bite to eat. Publix, Walgreens and Wells Fargo Bank are just a few of the retailers that cater to residents' needs.



SENSE OF **COMMUNITY**

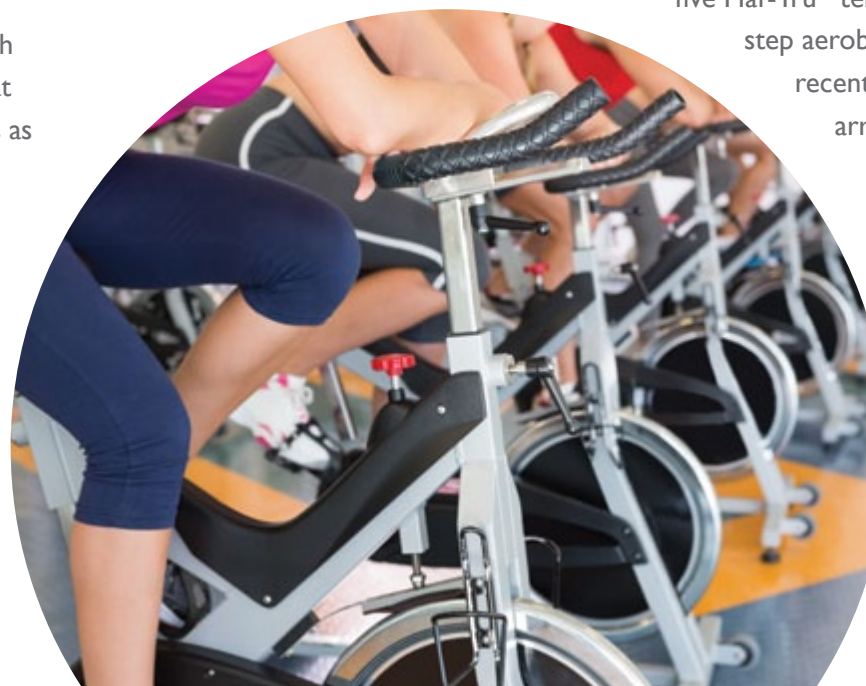
PLAY, DREAM, RELAX at Your Own Private Resort

Challenge yourself with 36-holes of championship golf or a spin class in the morning. Enjoy lunch by the river and then lounge at the pool. Cap off the day with a sunset dinner at the River House before heading out to a show with friends. Every day can be a new adventure at Verandah.

Here, anything is possible. The community's full-time Fitness Director maintains a full calendar of classes for both cardio and strength training. With dozens of social clubs and a full-time Activities Director, there's always an opportunity to engage, learn and have fun.

If the outdoors is calling, enjoy a nature walk with family through our nine miles of trails or picnic at the playground. Reserve a kayak and take photos as you float down the Orange River. A pet-friendly community, the dog park is where you can meet up with friends on the obstacle course and covered areas. Then again, you could simply relax on your lanai overlooking, moss-draped oaks and swaying palms.

Verandah is everything you want in a resort lifestyle without the burden of things you don't.



STEP UP TO **FITNESS & FUN**

Whatever your game, Verandah has you covered. Two championship golf courses, five Har-Tru® tennis courts, a resort swimming pool, water aerobics, yoga, step aerobics, spin classes—it's easy to have fun and stay healthy. The recently renovated Fitness Center includes free weights and an array of state-of-the-art machines, bikes and treadmills in addition to classes for every fitness level. Pampering of the body, mind and soul is also available with a menu of spa services including massage and nail and skin care.

At Verandah, it's easy to find friends who share your passions and interests. There are a variety of clubs for walking, hiking, cycling and even rowing and horseback riding.



A GOLFERS' PARADISE

Verandah is home to 36 holes of meticulously maintained championship golf. The professional staff is available for lessons and to assist members as well as plan an array of special events and tournaments. A well-stocked Pro Shop offers all the essentials, along with a variety of apparel and accessories.

Rated as one of the finest courses in Southwest Florida, "Old Orange," designed by Bob Cupp, is creatively crafted into Verandah's rich natural landscape to provide equal parts challenge and beauty. "Whispering Oaks," designed by Jack Nicklaus and Jack Nicklaus II, is a world-class golf course featuring compact greens and exciting play for every level of golfer.

In addition to challenging play, rigorous conditioning and attentive staff, residents and members alike believe one of Verandah's finest golf features is its value. From initiation to annual fees, member benefits and availability of memberships, Verandah's golf value is the best in Southwest Florida.



**"Tee time is always a new thrill
at Verandah."**

- ➔ Explore the Old Orange Course
- ➔ Explore the Whispering Oaks Course



A Sense of Home

ENTERTAIN & RELAX **YOUR** WAY.

KOLTERHOMES understands you're not just buying a new house, you're creating a new adventure. Your life at Verandah will revolve around your family and your home. Every detail matters, from selecting the perfect site to choosing the perfect home design.

Whether you want a sweeping view of a fairway, tranquil water or gorgeous preserve, Verandah's neighborhoods offer all of these choices.

When selecting the perfect home design, be particular. Kolter Homes has taken the most sought-after designer features and given them distinctive variations in an impressive portfolio. Great designs and free-flowing rooms that marry indoor and outdoor spaces are perfect for entertaining and capturing cool breezes. A private den can be reimaged into an efficient office space, a quiet media room or an extra bedroom for overnight guests. A covered lanai can be transformed with a summer kitchen, a screened pool or an outdoor living room.



Sense of Style...

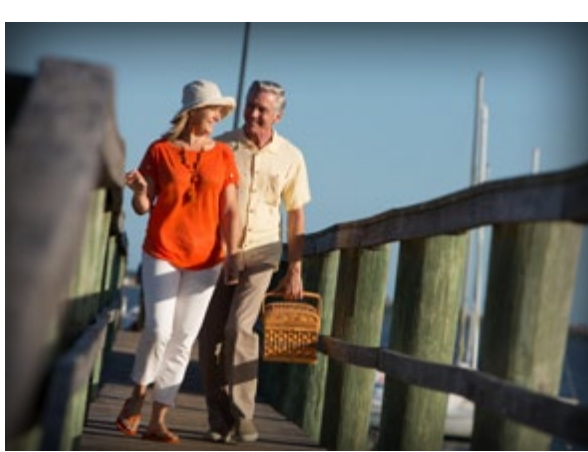
Luxury LIVING YOUR WAY

Homebuyers enjoy a wide selection of floorplans from Kolter Homes' three gorgeous Home Collections. From the ease and comfort of a patio home to a spacious estate, Kolter Homes has a design to meet your needs. New homes range from 2 Bedroom/2 Bath to 4 Bedroom/4 Full and 2 Half Bath and are completed with 2- or 3-Car Garages. Every home is built with Kolter Homes' superb craftsmanship and energy-saving innovation.

At Verandah, homebuyers can impart their own style. Working one-on-one with a design consultant, homebuyers may choose from an array of designer flooring, cabinets and finishes or add options including pool and spa packages at the on-site Kolter Design Gallery. Here you can build and personalize your dream home.

“VERANDAH IS LUXURY LIVING THAT
COMPLEMENTS AN ACTIVE, OUTDOOR LIFESTYLE.”





It Just Makes *Sense*

YOU BELONG HERE.

The time for Verandah is now...while the selection of neighborhoods and homesites is excellent and home values unrivaled. This may be the final opportunity in Southwest Florida to live riverside in a community designed to celebrate its natural surroundings. Moreover, it is a location that offers a dynamic resort lifestyle just minutes from city conveniences.

New adventures in a very special community,

with tomorrow's memories made with family and friends in a gorgeous new home. Verandah is where you can experience the best Southwest Florida has to offer. You belong here.

WHAT'S NEXT:

- Community Siteplan
- Home Designs & Floorplans
- Move-In-Ready Homes
- Hours & Directions

RESORT LIFESTYLE – UNMATCHED VALUE.