

## Shop Around. Viera is better.

Thoughtfully master planned, the town of Viera continues to provide the amenities that residents want. A rated school? Check. Shopping right out your back door? Absolutely. Rest easy knowing that safe, wide trails lead the way to schools and parks for you and your children. If seclusion, privacy and leisure are high on your priority list, take a look at Charolais Estates. Shop around, you'll see it's better in Viera.

### PARADE OF HOMES SHOWCASE COMMUNITY

## Charolais Estates

March 10 - 18th, 10am to 5pm Mon-Sat, 12pm to 5pm Sun. Over 10 million dollars in available home models to view and sell. From 1:30 pm to 1:30 pm, local restaurants will be on site, presenting their unique gifts of fare.

- About Charolais Estates**
  - Priced from the \$170's
  - Private or half-ton lot available
  - Grand Community
  - Convenient to Major and Quick Exitways
  - New Viera High School
  - South Shores Park Features Tennis, Volleyball, Basketball Courts & Private Beach Club
  - Convenient to Shopping: The Town of Viera Supercenter and Wal-Mart Supercenter (Just across a Mile Away)
  - Convenient to Golf: Dunes Golf Club
  - Convenient to Healthcare: New Viera Medical Park (Phase One Scheduled to Open in 2008)
- Builders**
  - Armstrong Custom Homes, Inc. CGC00082
  - Arthur Rosenberg Homes, Inc. CGC00082
  - Harbor Development Corp. CGC00013
  - Clarke Carpenter Homes, Inc. CGC00075
  - Jay Construction, Inc. CGC00180
  - Jay Construction, Inc. CGC00180
  - Public Contractors, Inc. CGC00121
  - Taylor Associates, Inc. CGC00207



Viera Realty, Inc. | Call 321-639-1000, ask for Ben Clawson or Stephen McCallin | www.viera.com  
From I-95, take Exit 191, head east on Wickham Road, turn right on Stadium Parkway, turn left on Solstice Boulevard, and turn right on Paradise Drive. The entrance to Charolais Estates will be your left side across from North Solstice Park.

## Golf is good. In Viera, even better.

One glance will tell you the attraction of this community-golf. The Dunes Golf Club features an 18-hole, 7,065 yard, par 72 upscale championship course that is host to Brevard's most prestigious tournaments. Our private, gated community, offers exclusive home sites that benefit from views across the manicured fairways and glittering lakes. Hitting the links is always fun...and doing it out your back door is even better.



- About Wyndham**
  - Typical lot width of 200'
  - Convenient to Quick & Major Exitways
  - Easy Access to I-95
  - Lake and Golf Course Views
  - Convenient to Restaurants and Shopping
  - The Town of Viera, Supercenter and Wal-Mart Supercenter and Shoppes at Lake Andrew
  - Convenient to Healthcare: New Viera Medical Park
  - Convenient to Golf
- About Duran Golf Club**
  - 18-hole Championship Golf Course
  - Views of the sea
  - Developer's Choice
  - Includes 9 hole practice course with hole-in-one from 50-120 yards.



Broker Cooperation  
Viera Realty, Inc. | Call 321-639-4200, ask for Tom Davis or Everett Miller | www.viera.com  
From I-95, take Exit 191, head west on Wickham Road. The entrance to Wyndham at Duran will be on your right side after Stadium Parkway.

Life is good.

In Viera... even better.

Explore the new homes available in Eason Landing. Exclusive Builder: Viera Builders, Inc. (See Home 3 on this page)

Returning to your home at day's end always feels good, and in Viera the feeling is sweeter.

Being healthy is good.

In Viera... even better.

Wide trails and parks beckon you to get out and move. The outdoors is your gym, and it's calling your name. Learn more about Viera's Regional Park.

Outdoor recreation is nice... and enjoying it year round in Viera is even better.

## Finding balance is good. In Viera, even better.



If you could create the perfect environment to live, work, and play, what would it be? Would you demand convenience? Perhaps you'd be interested in exclusive communities. What about a simple process to find the home of your dream? Consider Viera. We understand that selecting a home is more than a floorplan—it is a reflection of your character, accomplishments, and desires. Located on Florida's Space Coast, Viera is a town built for you. Everything you need—shopping, A-rated schools, exceptional golf, private beaches, world-class fishing and great views of shuttle launches—is at your doorstep. Amenities service is good, and finding exactly what you want in Viera is even better.

Viera Realty, Inc. | 7350 Shoppas Drive, Suite 103 Viera FL 32940 | 800-23-VIERA | www.viera.com

## Life is good. In Viera, even better.



...and, made your mark and proved yourself. It's time to come up for air and see who it was all about. Viera is a town built for you, tailored to your lifestyle, where everything you need—superior area amenities include private beaches, great fishing, shopping, A-rated schools, great views of shuttle launches. Living in Florida is always good, and living in Viera is even better.

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Being home is good.

In Viera... even better.

Room to breathe, space to play, relaxing lakes views... Wake up. It's not a dream. You're right at home in Golf's Landing. Click here to learn more.

Relaxing at home is nice... escaping to your own personal retreat in Viera is even better.

## Options are good. In Viera, even better.



Viera offers a variety of options for buyers in all price ranges. Come experience our dynamic interactive sales office in the Home Discovery Center and explore an array of amenities and unique home styles. Ranging from apartments, to single family homes, to grand estates, the perfect home awaits you in Viera. Discuss your many options today with one of our representatives. Options are good. In Viera, even better.



In your way to the Home Discovery Center, be sure to check out the following sites:

**Eason Landing**  
Living experience in a setting with many of the most premiere resident amenities.

**Home Discovery Center**  
The 125-acre Regional Shopping Center, featuring a multi-level community center in indoor gymnasium, courts, a full toddler and playgrounds.

**High School**  
The 21st Century School of Technology, with accelerated learning technology.

**Golf Club**  
Florida's 21st Century Golf Experience lies on 18-hole championship course as well as a 9-hole par 3. The spectacular clubhouse featuring fine dining rooms.

**Health Park**  
Recently located off of the healthcare you need is just around the corner. One of the Viera Medical Park is planned to open in 2008.

### Choose The Homes You Want To Tour

COMMUNITY	TYPICAL LOT SIZE	Approximate Base Sales Price (Thousands)																				
		\$100	\$200	\$300	\$400	\$500	\$600	\$700	\$800	\$900	\$1000											
Heritage Isle	N/A																					
Three Fountains	N/A																					
Shenandoah	N/A																					
Heritage Isle	N/A																					
Dalntree	50'																					
Heritage Isle	50'																					
Indigo Crossing	50'																					
Chesford	65'																					
Fairway Lakes at Viera	65'																					
Heritage Isle	70'																					
Eason Landing	75'																					
Gatwick Manor	75'																					
Levento	75'																					
Sunstone	75'																					
Terramore	75'																					
Fairway Lakes at Viera	80'																					
CalTex Landing	85'																					
Certona	85'																					
Charolais Estates	100'																					
Wyndham at Duran	100'																					
Summer Lakes	150'																					

Price and specifications are subject to change without notice. Current as of July 16, 2007.

Viera Realty, Inc. | 7350 Shoppas Drive, Suite 103 | Viera, FL | Mon-Fri, 9am-5pm | Sat, Noon-5pm | 321.234.4800 | www.viera.com