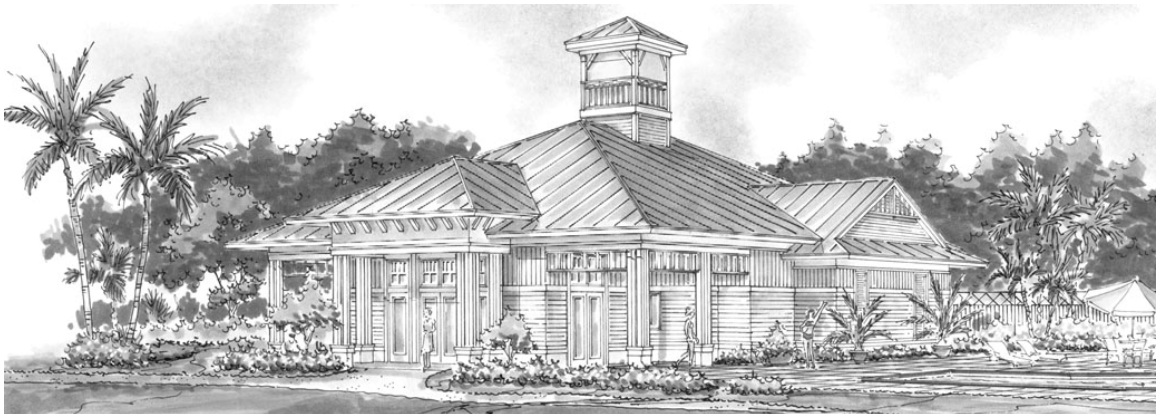


Mariner Bay Clubhouse is now OPEN;

Immediate Occupancy Homes Available



The completion of the Mariner Bay clubhouse will now allow the residents who have eagerly waited to partake in a wonderful additional amenity to this beachside community. The facility, with a multipurpose social room, fitness center, and pool, overlooks the magnificent views of the naturally rich environment and reflects the enveloping ambience of tropical living on one of Florida's most serene island locations.



"We are very excited about the opening of the Mariner Bay clubhouse. The community's site, between the Intracoastal Waterway and the Atlantic Ocean on tranquil, unspoiled Hutchinson Island, is breathtaking in every direction. With a number of residences already completed it is impressive to see how the Old Florida-Key West architecture integrates into the landscape. The beautifully designed clubhouse building will also complement the aesthetic appeal and tropical resort lifestyle of Mariner Bay," says David Colegrove, Shelby Homes' V.P. of Sales and Marketing. "It is the perfect place to encourage the social lifestyle of this extraordinary community."

The clubhouse graces an abundantly spacious 3,000-square-foot inside the pavilion and includes a workout center with a collection of state-of-the-art cardiovascular and weight-training equipment to suit any routine. Additionally, there are separate men's and women's locker rooms. "Today, staying healthy is a part of the social consciousness. We are all much more aware of the responsibility we have to keep our body as healthy as our mind," says Colegrove, adding, "We want everyone to feel comfortable using this facility and feature equipment that is appealing to a variety of ages and skill levels."

The clubhouse also includes a tastefully decorated multi-purpose social area with a catering kitchen and large party room that residents can reserve at no charge for casual gatherings or entertaining guests. "The social room is really a great feature and can be used for many occasions, both simple and grand. The beautiful furnishings and convenient kitchen will be perfect for those who love to socialize but would rather not have to manage guests in their private home," notes Colegrove.

The outdoor surroundings of the spectacular Mariner Bay clubhouse are deliciously inviting with an over-sized tropical pool and extraordinary views of the sun setting on the waterway. In addition, just across the street are professionally maintained tennis courts. "Just imagine playing an afternoon game of tennis and then relaxing in a lounge chair beside the pool and watching the sun pass below the horizon. At Mariner Bay it can feel like you are on vacation, everyday!"

"The bonus to our residents is a home built with top-quality construction and an unmatched value compared to any other oceanfront location on the Treasure Coast. There is no doubt Mariner Bay is the best choice," he says.

According to Colegrove, only two homes still remain. "We've had a wonderful experience in Mariner Bay and still have two opportunities for someone to share this island Shangri-la."

The Fenwick, containing three bedrooms, two baths, loft and two-car garage boasts nearly 2000 square feet of interior space along with a balcony off the second floor and a covered rear patio on the main level. A 21' ceiling soars through the great room area and is complimented by a beautifully appointed kitchen that contains tumbled stone marble countertops and superior styled raised panel cabinets. The Pergo floor throughout the main living areas helps keep the maintenance inside the home to a minimum.

The Carmel, a spaciouly designed one-story villa which contains three bedrooms, two baths and a two car garage, has 1456 square feet within the living area plus an additional rear covered patio. A split bedroom plan, the Carmel includes windows on three sides due to its corner locale. The shimmering water of the lake behind brings volumes of light through this home. Each room is well lit and offers ample space to live and storage for precious items.

The unsurpassed quality of construction includes filled cell concrete block exterior walls on the first and second floors; poured, reinforced concrete second story floors; and impact resistant glass is also a primary selling feature, especially for a community with close proximity to the ocean.

Colegrove believes that the growth of the Island's infrastructure, with improved access and streetscape enhancements, may capture more full-time residents who are attracted to Hutchinson Island, thus making Mariner Bay increasingly more appealing for anyone who wants a secondary address now, but may wish to become a full-time resident in the future.

No matter which model buyers select, they will appreciate the gracious living of gourmet style kitchens, sumptuous master baths, and spacious inviting areas. Homes are also pre-wired for the highest efficiency in operating the latest high-speed cable, satellite, computer, and electronic equipment.

Both luxury and convenience are part of the lifestyle at Mariner Bay where residents will enjoy turnkey, carefree maintenance including complete cable services and property management.

As a final promotion, Shelby Homes is offering a \$20,000 gift certificate to furnish the last two homes and compliment the extraordinary architectural designs and rich exteriors.

"We want to finish Mariner Bay in a big way," says Colegrove. He adds, "Imagine receiving guests to your spectacular new home and watching as their eyes widen from envy as they are shown through your masterpiece of design graced by the very best furnishings. How much better does it get?"

Colegrove cautions, "Potential Buyers do need to be mindful of time. This promotion is valid only for the last two homes that remain if purchased by April 30, 2005."

Mariner Bay is close to everything a true Florida lifestyle has to offer including the Intracoastal waterway, magnificent beaches, fabulous community parks, beautiful preserved habitats, vibrant coral reefs, shipwrecks brimming with sea life, plentiful fishing opportunities, golf courses galore and endless sunshine to enjoy.

Shelby Homes has built over 2,500 homes in many of the most prestigious communities throughout Palm Beach and Broward counties. The company has established a reputation for meticulous architectural detail and the highest quality of construction excellence.

To call or visit Mariner Bay, take Interstate 95 or Florida's Turnpike to the Fort Pierce exit, take 70 East (Virginia Ave.) to U.S 1, then turn North and travel approximately two miles to Seaway Drive, then turn right and travel over the Causeway, then bear right on A1A. Head south 1 mile. The sales center is on the right at 1201 South

Ocean Drive. Hours: 10 a.m. to 5:30 p.m., Daily. For more information, Website: www.shelby-homes.com or Phone: 772-466-0068.

Price and terms are subject to change without notice. Brokers are warmly welcomed.



Equal Housing Opportunity

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