

**MILLSTONE**
LANDING

Shelby Homes Announces the Opening of Millstone Landing In Vero Beach

Shelby Homes is proud to announce the opening of its latest work of art, Millstone Landing, located in the sought-after area of Emerson Avenue within Vero Beach.

Well thought out in its approach, Millstone Landing offers eleven innovative interior designs, each with three dazzling exteriors worthy of the affluent yet at an affordable price. The designs are divided into the Woodlands Collection and the Tiffany Collection – each showcased within separate intimate enclaves throughout this masterpiece of design. Both collections are equipped with the finest of finishes that bring elegance to a home while allowing for ease of care for those people “on the go.”



Evergreen ELEVATION C

Opal ELEVATION A

The Woodlands Collection features five home designs on sites measuring a minimum of 52-by-120 feet in size. Three of the designs will be one story and two others will allow for two-story living. With air-conditioned spaces from 2,132 to 3,400 square feet, the Woodlands Collection will sport designs ranging from two bedrooms plus a den to four bedrooms with a loft and two to four baths. Each home has a covered rear lanai and a two-car garage.

The Tiffany Collection contains six home designs with living spaces from 2,469 to more than 3,800 square feet under-air. Built on at least 60-by-120 foot sites, this collection features designs ranging from three bedrooms plus a den to five bedrooms and two-and-one-half to four baths. Each home has a covered rear patio and a two- or three-car garage.

Within each home, Shelby Homes ensures a complete interior package. Every gourmet kitchen is equipped with 42-inch upper cabinets and a full appliance package, offered in a variety of colors. Each package consists of a 22-cubic-foot refrigerator with ice and water in the door, a slide-in self-clean oven with a radiant glass cooktop and a microwave above the range, and a multi-cycle dishwasher and garbage disposal.

Each master bath contains 36-inch raised vanity cabinets with cultured marble tops as well as dual sinks, a soaker tub and separate shower. Tile floors are standard in the baths, entry foyer, laundry room, kitchen, and breakfast area. For the technologically minded, each home includes structured wiring for optimal internet and computer networking as well as a high efficiency air-conditioning system, electric smoke detectors and a centrally monitored alarm.



Set amidst a two-acre recreation site, the 10,000 square-foot clubhouse is equipped with a full range of amenities to facilitate activities for all ages and fitness levels. Socialize in the party room, which can be reserved for special occasions, with adjacent patio and full kitchen. Work out in the state-of-the-art fitness facility with exterior views of the lagoon-style pool and adjacent heated whirlpool. Surf the Web or study in the library/tech center with high speed Internet access. Play cards and games in the card room. Outside, jog or stroll along the winding community paths or play a vigorous game of tennis or basketball on their respective courts.

The community offers a care-free lifestyle within the gated entry. Each homeowner will benefit from a total lawn maintenance program including care of the lawn, trees and shrubs planted by one of Shelby's professional landscaping teams. Every home also is appointed with a monitored alarm system with contacts at all operable windows and doors.

Whether its taking in a baseball game at nearby Dodgertown Stadium, playing a round of golf at one of the numerous public or private courses, shopping at the plethora of boutique shops on the east end of town or the area malls on the west, or simply relaxing by the pool watching the

variety of wildlife as the sun sets along the horizon, Millstone Landing offers the “small town” feel from days gone by.

Vero Beach has been thoughtful in planning for its future growth by earmarking enough land toward education. Currently, a new high school is under construction at the corner of Emerson Avenue and Oslo Road with a slated opening of fall 2006. Recognizing the importance of education to our homeowners and to the community, Shelby Homes has donated 18 acres of the 295-acre Millstone Landing site to Indian River County for a future elementary school.

Shelby Homes recently opened a state-of-the-art Design Center off I-95 at exit 129 (State Road 70/Okeechobee Road). Containing nearly 5,000 square feet of space, the Design Center showcases the latest and most luxurious features from flooring to faucets for the discriminating buyer. “This awesome resource allows Shelby customers to truly personalize their home,” says David Colegrove, vice president of sales. “Regardless of budget, our Design Center staff is equipped to transform anyone’s house into a home.”

Shelby Homes has built more than 5,000 homes in many of Florida’s most prestigious neighborhoods from Fort Lauderdale through the Palm Beaches and Hutchinson Island into Indian River County on the east coast and along the Gulf Coast in the Naples/Ft. Myers area. With a combined experience level of more than 50 years in the building industry, Shelby Homes’ commitment to quality construction and value remains true and diligent. Whether it is a townhome, villa, coach home, or custom estate residence, Shelby Homes showcases its spectacular masterpieces of construction in the finest of locations at an affordable price making Shelby one of the fastest growing builder/developers in the state.

To preview Millstone Landing and other Shelby Homes communities, visit www.Shelby-Homes.com. To visit the temporary sales center, take I-95 to State Road 60 (exit 147) and proceed east to Emerson Avenue (27th Avenue). Head south approximately 3 miles to Oslo Road and then east to the entrance on the left side of the street or simply call 772-257-3003 for more information. The sales center is open 10 a.m.-5:30 p.m. Monday-Sunday.

Prices and terms are subject to change without notice. Brokers are warmly welcome.



Equal Housing Opportunity

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