

## PRESS RELEASE

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**Client: Shelby Homes**

**Community: Bradford Place - Vero Beach, FL**

### **BRADFORD PLACE – ONSITE SALES EFFORTS OPEN FEATURING MODELS**

(VERO BEACH, FL) - Shelby Homes, recently cited by industry-renowned BUILDER Magazine as one of the 100 Fastest Growing Builders in the U.S., has brought its signature brand of style and sophistication to grace the Vero Beach landscape. With its onsite Sales Center now open and with finished models available to walk through, Bradford Place is a collection of 152 three-bedroom, two to two-and one-half bath villas and townhomes.

The residences range from 1,464 to 1,882 square feet of air-conditioned living space, each with a rear covered patio and an attached garage enhanced by a backdrop of pristine lakes and nature preserves. The exteriors observe a traditional-style with flat cement tile roof and stuccoed exterior walls and a splash of cutting edge design with a vibrant exterior color pallet.

“We have received an overwhelming response to our initial marketing efforts,” says David Colegrove, V.P. of Sales for Shelby Homes. “With only a handful of homes in this extraordinary community remaining, now would be the time to look and decide if you are ready to purchase an elegant yet affordable home.” Sales are reported as brisk, resulting from the extremely positive response received from these spaciouly-designed villas and townhomes being offered from the low \$200’s.

Just minutes from both I-95 and the Florida Turnpike and located on the corner of Oslo Road and Emerson Avenue, Bradford Place is only a stone’s throw from two shopping centers and several places to eat a light casual meal. Within minutes, one could partake in the local beaches, fine shops, two shopping malls and exclusive restaurants or see a ball game at Dodgertown, the annual Spring Training facility for the Los Angeles Dodgers.

Vero Beach, like most Treasure Coast cities, is no longer a seasonal town. All year round, residents are able to enjoy cultural pursuits for the creative mind and sports events for the active at heart. Whether it is searching for buried treasure on or off the coastline or simply soaking up the sun on a lazy afternoon, Vero Beach offers the ultimate in "Florida Lifestyle."

Bradford Place mirrors this philosophy of offering that quintessential Florida Lifestyle within each home. Shelby Homes has finished each residence with a plethora of included features. A fully-equipped kitchen to create a culinary masterpiece is but a portion of this unmatched lifestyle. Each kitchen includes a 22 cubic foot side-by-side refrigerator with ice and water in the door, a radiant cook top above a self-clean range, space saver microwave oven, dishwasher and disposal. Quality cabinets, in a choice of colors, a Kohler enamel over-mount sink with detachable spray faucet and 18" ceramic tiles compliment a fully-functional design. To entice the technologically-savvy, each home is wired for the latest advances in electronics as well as including a perimeter protection system.

Exhaustive research was done to develop three floor plans that crossed over a multitude of layout needs. The Newport, a single-story attached villa has three bedrooms, two full baths to go along with a separate dining room and living room. With air-conditioned living spaces totaling over 1,460 square feet, one can readily appreciate the efficient uses of space that create a much larger feel.

The Savannah, a two-story townhome, contains the main living area on the first level and the bedroom quarters on the second level. Boasting nearly 1,700 square feet of living space, this design adds a powder room on the main level and moves the laundry center off the main level to conveniently locate it near the bedrooms upstairs.

The Lexington, which also has a broad appeal, contains nearly 1,900 square feet of living space with a Master Bedroom on the main level and adds a fourth bedroom or den to the second level. Truly designed like a luxury single-family home, this floor plan opens to twenty-foot ceilings in the formal areas and contains, like the other Bradford Place plans, his-and-hers Master walk-in closets and a luxury bath replete with a soaker tub and separate shower.

Within Bradford Place's gated entry, Shelby Homes has promoted a neighborhood spirit by including a central pool facility for families and friends to meet up to relax and cool down from a busy day. Whether you end up enjoying the beauty of the nature preserves, fishing in the pristine lakes, taking a jog or brisk walk throughout the community, Bradford Place offers each homeowner something of interest to match every lifestyle.

For almost 15 years, Shelby Homes has built thousands of homes in many of the most prestigious communities throughout the southern half of Florida. The company has established a reputation for meticulous architectural detail and the

highest quality of construction excellence. Shelby Homes will be expanding its influence within the Vero Beach area throughout 2006 and beyond by opening several other exciting communities.

To follow our company's expansion within one of the country's hottest areas for new construction opportunities, one can call the Corporate Offices at 954-318-1000 ext. 308 or visit our website at [www.Shelby-Homes.com](http://www.Shelby-Homes.com) to pre-register for announcements, special offers and general updates. For more specific information on Bradford Place, please call (561) 624-6868 or (772) 257-3003 and feel free to explore [www.BradfordPlaceTownhomes.com](http://www.BradfordPlaceTownhomes.com) .

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