

 **john's island**
REAL ESTATE COMPANY



John's Island

SET THE STANDARD YEARS AGO.
FOR US IT STILL REMAINS THE ONE
LIFESTYLE COMMUNITY BY WHICH EVERY
OTHER ONE IS MEASURED.

— DAVE M.





JOHN'S ISLAND

Where privacy and value share the same address

Welcome to John's Island, a private haven enjoyed and cherished by those who have discovered its undeniable allure. Located where the "tropics begin," ocean breezes prevail, and moderate temperatures average 74 degrees, sits one of the most renowned and established seaside communities on the eastern seaboard.

Nestled on a barrier island in the quaint town of Indian River Shores, just north of Vero Beach, this serene and rare 1,650-acre, family-oriented masterpiece is geographically divided by the Atlantic Ocean and scenic Indian River Lagoon – the most diverse estuary in North America known for its gentle manatees, bird population, dolphins and excellent fishing. Surrounded by water with nearly three miles of private beach and nine miles of Intracoastal Waterway, this is one of the densest sea turtle nesting areas found in the western hemisphere.

Three Championship Golf Courses : 18 Har-Tru Tennis Courts : Oceanfront Beach Club
Health & Fitness Center : World-Class Amenities : Squash : Croquet : Vertical Membership
Nine Miles of Intracoastal Waterway : Ocean-To-River Community : Three Miles of Private Beach





John's Island is exquisite English, Georgian and Bahamian-influenced architecture, games of golf and sport, waterfront and dining amenities – all gently wrapped in the abundant natural surroundings, where access is carefully controlled. And to maintain the community's integrity and vision, design guidelines are governed by John's Island's own Architectural Review Committee.

The lifestyle at John's Island is legendary. It is one of the few private clubs in the nation with vertical equity memberships, where members' children and their parents can use any of the amenities or social benefits without additional fees. Golf and Social memberships are by invitation only and subject to approval by the Board of Directors.

Ask the generations of families who live here what they like best about John's Island and they'll tell you – it's the lifestyle, world-class amenities and wonderful people. It is here that lifelong memories and traditions continue to be made and treasured.



“ONCE OR TWICE IN A MAN’S LIFE MAY COME THE CHANCE TO
CREATE A UNIQUE COMMUNITY OFFERING EXCEPTIONAL BEAUTY,
PRIVACY AND THE FINEST IN RECREATIONAL FACILITIES.”

— E. LLWYD ECCLESTONE, SR., JOHN’S ISLAND DEVELOPER



A COMMUNITY IS BORN The history of John’s Island

What began as a viable farmland for two settlers following the Civil War soon grew into a thriving community by the early 1900s. Known as John’s Island, in the namesake of its original settler, John La Roche, the modest island housed two churches and a school. Abandoned in the 1920s, the land was deserted and the tropical jungle took over including the old cemetery, where the original settlers are buried. Years later, committing to preserving its natural beauty, Fred R. Tuerk acquired John’s Island plus 3,000 acres around it. When he died, his heirs sought to find a purchaser who would respect the land.

In 1969, legendary developer E. Llwyd Ecclestone, Sr. who had demonstrated such respect in founding Lost Tree Village in North Palm Beach, purchased the tropical barrier island. He had a special vision – to create one of the world’s finest, private, family-oriented club communities that would respect and embrace the natural beauty of the land and miles of waterfront. The architectural style, influenced by the noted James E. Gibson, included homes strategically built in the shadows of majestic live oaks with careful preservation of the pristine natural environment, which is still evident today. Most distinctive of all are the street lamps, cast from the same dies as the gaslights in the city of Philadelphia circa 1850.

While Ecclestone did not live to see the culmination of his vision, his daughters, Helen (Lollie) Ecclestone Stone and Jane Chapin, took the helm in 1981 ensuring that John’s Island would be a community worthy of their father’s lofty dreams. Since its inception, John’s Island continues to grow and evolve. It has seen the Beach Club and both original golf clubhouses replaced and first-class recreational facilities added. But one thing remains constant since Ecclestone’s heirs sold the Club to its members in 1986. John’s Island will be as breathtaking in the future as it is today.



THREE CHAMPIONSHIP GOLF COURSES

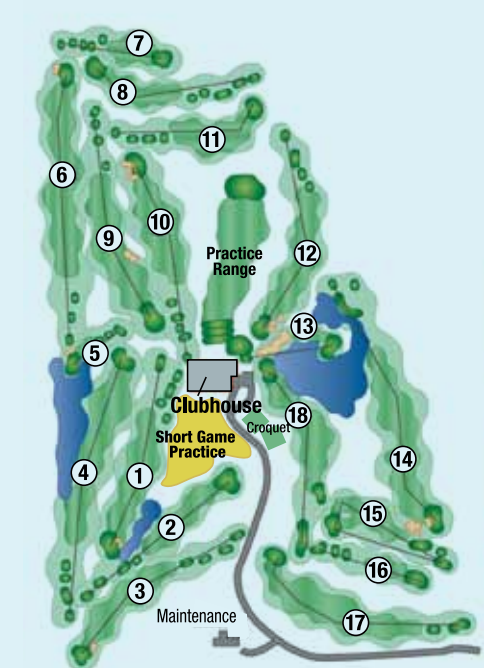
The heart of the John's Island experience



Named one of "America's Top 25 Golf Communities" by *Travel & Leisure Golf*, John's Island offers a unique and sophisticated blend of world-class golf and an unparalleled residential lifestyle. Chosen for top course design by Pete Dye, Jack Nicklaus and Tom Fazio, two courses are located in the heart of John's Island and the nationally ranked third course is a six-mile drive off campus.

For much of the year tee times are rarely needed, the place belongs to you. The fairways are all yours together with pelicans, hawks, herons, sea otters and turtles – all part of what is also a world heritage nature reserve.

Private lessons and group clinics are available, as well as a three-hole short game practice range. The clubhouses provide exceptional amenities including golf shops, locker rooms and most importantly the friendly knowledgeable staff. Cart or walking? It's up to you.



THE WEST COURSE The Tom Fazio Challenge

Arrive at the lauded West Course, located six miles from John's Island, and you will immediately see why it is special. Built on a natural sand ridge featuring stunning elevation changes, it is set on 300 acres with its own clubhouse, but without a single residence to intrude on the serenity. Perennially ranked among the country's most challenging courses, it gives members a place to get away and revel in its natural beauty while enjoying an array of wildlife in their natural habitat. The West Course features a newly renovated clubhouse with outdoor dining and panoramic golf vistas, indoor teaching facility and two world-class croquet lawns. Caddies are also available.

ARCHITECT: Tom Fazio
 YEAR BUILT: 1987
 72 PAR | 6,828 YARDS
 RATING: 74.3
 SLOPE: 141



ARCHITECT: Pete Dye
 YEAR BUILT: 1971
 71 PAR | 6,953 YARDS
 RATING: 74.6
 SLOPE: 135

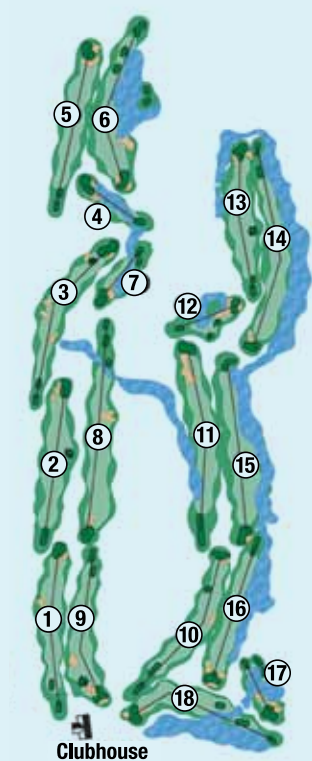


THE NORTH COURSE

Twisting oaks and river views

The North Course is the Club's longest test of golf and demands accurate, well placed tee shots. Carefully designed around mature oaks and panoramic views of John's Island Sound, the three finishing holes can cause even the most dedicated golfer to lose his focus thanks to the stunning water views. Through the use of wider fairways, vast open waste bunkering and undulating large greens, it is reminiscent of courses found along the ocean.





THE SOUTH COURSE A Southern Beauty

The South Course is the ultimate shotmaker's course, requiring accurate tee shots and approaches to well-bunkered greens. Nearly every hole on the back nine features water hazards, putting a premium on driving. The 15th hole calls for a carry over water to avoid a bunker on the left and the looming oak tree on the right. Par is a great score on this signature course designed to reflect many of the traditional features found on British and Scottish courses.

ARCHITECTS: Pete Dye
and Jack Nicklaus
YEAR BUILT: 1969
71 PAR | 6,592 YARDS
RATING: 73
SLOPE: 136





THE BEACH CLUB

Just another day in Paradise

From the moment you walk through the double mahogany doors and are greeted by the shimmering waters of the Atlantic ahead, you feel as though you've been transported to a tropical island. Palm trees sway in ocean-scented breezes, and an 89-foot illusion lap pool beckons, as does the fireplace in the outdoor living room. No matter where you find yourself, the ocean is always in sight. Inside, the West Indies décor offers a casual, yet decidedly sophisticated feel accented by large rough-hewn beams, warm Brazilian walnut planks and pecky cypress woodwork.

The 22-foot rise along three miles of private coastline overlooks the most breathtaking, panoramic views of the Atlantic Ocean from every seat in the house – from the festive pub vibe at Rafters, the expansive oceanfront bar – to the spacious and exquisitely designed indoor and outdoor dining areas. Sharing wonderfully prepared meals made from locally grown, seasonal ingredients is an important part of John's Island Club.

During the design process, careful thought was given to attract all different age groups with an eye to the future, including a handsome library complete with a fireplace, billiards, game tables, media room, wading pool for tots, grassy area to set up tents for private parties and weddings, pool and beachside services, kid-friendly menus and a youth center with all the modern amenities.

The Beach Club is a place members come to relax, celebrate and play. It is the perfect setting for just about any occasion. Whether it's a member-sponsored wedding or an annual Club event, including beach bashes, summer camps, major holiday celebrations or casual mixers, you get a sense that it's all here for your personal enjoyment.



World-Class Dining

OCEAN ROOM

Fans whirl lazily over this wide welcoming room with a fresh Caribbean ambiance and spectacular panoramic Atlantic views.

THE HEARTH

With its artful ceilings and cozy fireplace, this quiet, intimate space is a favorite spot for anytime dining.

RAFTERS

"Meet us at Rafters!" is shorthand for fun anytime, from breakfast 'til late at night, featuring ocean breezes and incomparable views.

THE BAR

Unwind at this brilliantly stocked bar while catching up with old friends or meeting new ones.

THE FIRESIDE

Deep colors and a handsome hearth inspire conversation.

OAK ROOM

Bathed in light from tall windows, the more formal Oak Room is perfect for sunset gazing over the golf course.

WEST CLUBHOUSE

Tucked into the natural sand ridge of the West Course, this hidden jewel offers al fresco dining on the outdoor terrace with stunning, panoramic golf views.

19TH HOLE

Shaded by market umbrellas and surrounded by flowers, this is the ideal spot for a quick bite, with both table-side and walk-up service for salads and sandwiches.

ON THE BEACH

Push your toes into the sand, dig into a burger or a hotdog, and enjoy a delicious view, too.

COURTSIDE CAFÉ

After a vigorous match, join your friends for easy-going refreshments and a chance to make plans for a re-match.



HEALTH & WELLNESS

With so many activities, no one sits on the sidelines

Opportunities to stay fit and active abound in John's Island. Residents often begin their early sun-drenched mornings with a brisk walk, long run or family bike ride on over 32 miles of private, tree-lined streets, or a stroll along white, sandy beaches.

Living in a boater's and fisherman's paradise means surf casting, deep sea fishing, trolling the flats, canoe and kayak excursions or simply cruising. Planning a day at the beach? Everything from surfboards to paddleboards to ocean kayaks and catamarans are at your disposal, while certified staff is available for instruction and lifeguards provide a safe environment. And no beach experience would be complete without searching for shells, building sandcastles, playing a friendly game of beach volleyball or simply relaxing into the rhythm of life on the water. If the pool is what you prefer, the Club offers aquatic aerobic classes and private swimming lessons.





Members have the distinct advantage when playing on one of 18 Har-Tru clay courts and working with our USPTA certified professionals. Drop in and play at any weekly Men's or Ladies' Day match or weekly drill clinics including the ever popular "cardio tennis" workout. Enjoy world-class Professional Exhibition Matches each Monday while relaxing with friends at the Courtside Café.



Rarely offered in private clubs, John's Island has the *only* air-conditioned, North American doubles squash court in Florida and a recently added singles court. The Annual Doubles Open Invitational attracts top-ranked players throughout North America, drawing nearly 25 teams of all ages.

Named 'Croquet Club of the Year,' two of the finest full-size croquet lawns in the country are located at the West Course.

Open daily, providing the ultimate experience in maintaining health and wellness, is the state-of-the-art Health and Fitness Center. A comprehensive line of high-tech cardiovascular and weight training equipment accommodates all levels of fitness. Whether your goal is to improve your game, tone up or recover from a sports injury, our certified personal trainers will provide a customized program to help meet your fitness objectives. Reward yourself with a deep tissue massage given by one of our licensed massage therapists.

Sporting Overview

- Access to highly qualified professionals
- Full-service Pro Shops
- Regular tournaments, invitationals, clinics, exhibitions and instruction



TENNIS

- 18 Har-Tru Clay Courts
- Interclub Competitions
- Extensive Children's Program

SQUASH

- Doubles and Singles Courts
- All Maple Courts

CROQUET

- Six-Wicket Croquet
- Golf Croquet

FITNESS CENTER

- State-of-the-Art Equipment
- One-On-One and Small Group Training
- Fitness Evaluations
- Post-Rehab Conditioning
- Group Fitness Classes
- Aqua Aerobics
- Zumba®
- Pilates
- Yoga
- Barre Method
- Ballroom Dancing

SPA

- Serene Treatment Rooms
- Licensed Massage Therapists



ACTIVITIES & EVENTS

Family traditions are created here

No one celebrates the holidays and annual Club events better than the John's Island Club. With each new season comes the anticipated reunion of friends and family that have become tradition. The Club organizes every detail of family-friendly entertainment, from family trivia night to kayaking trips to observing sea turtles.

Those longing to maintain an exceptional quality of life will feel at home amongst the John's Island family. Whether it's attending an enriching lecture, book review, vintage car show, winemaker's dinner or a philanthropic endeavor in the community, the possibilities are endless. The refreshingly unhurried pace mixed with superb sporting and social activities creates something unique only to John's Island, and keeps generations coming back year after year.





HOLIDAY TRADITIONS

- New Year's Eve Gala
- Easter Egg Hunts
- Spring Bash
- Memorial Day Weekend Cookout
- Fourth of July Extravaganza with Fireworks
- Labor Day Weekend Cookout
- Fall Bash
- Christmas Jingle Bell Jamboree

STAYING INFORMED

Meet fascinating people from the arts, business and politics:

- Five O'Clock Hour
- Forum
- GOLD Series (Golden Opportunity for Lively Discussion)
- Book Review

FAMILY FUN

- Mother/Daughter/Granddaughter Tea
- Father/Son/Grandson Luncheon
- Adventure Island Camp for kids
- Family Adventure Camp
- Boot Camp and Warrior Dash
- Movie Night
- Family Game Night
- Beachside Bingo
- Sandcastle Building
- Corn Hole Tournaments
- Full Moon Cookouts and more!

STRICTLY SOCIAL

- Pub Night
- Trivia Night
- 21-30 Something Mixer
- Friends Making Friends
- Bible Study
- Winemaker's Dinner and Tastings

THE ARTS

- Our Own Art Show
- John's Island Chorus

STRATEGY & SKILL

- Duplicate Bridge
- Phillip Alder Bridge Lessons
- Mah Jongg

GIVING BACK

Member-driven, non-profit organizations helping agencies in Indian River County

- (JICSL) John's Island Community Service League raises funds for local distribution to charitable agencies
- (JIF) John's Island Foundation raises funds from the JI community to support only capital projects in Indian River County.



INDIAN RIVER SHORES & VERO BEACH The Treasure Coast

John's Island is situated within the quaint town of Indian River Shores, just north of Vero Beach, in a unique transitional climate zone where live oaks draped with Spanish moss are next to towering palm trees. Indian River Shores, an environmentally protected oak-hammock area, is home to nearly 4,000 affluent people with almost half representing John's Island residents. Although small, it is brimming with gourmet cuisine, a charming shopping village, postal center and a highly-regarded Public Safety Department providing law enforcement, fire protection and emergency medical services.





Rated one of “America’s Best Small Towns”

Rated as one of “America’s Best Small Towns,” and known for its world-famous Indian River fruit, Spanish treasure and Old Florida charm, Vero Beach is located within minutes of John’s Island. The laid-back seaside town has been carefully maintained and developed, and is geographically divided by the Atlantic Ocean and scenic Indian River Lagoon—the most diverse estuary in North America. Gentle manatees and various bird populations live or migrate through the lagoon seasonally, and the law protects sea turtle nesting areas on our local beaches. There are plenty of outdoor activities to enjoy including airboat rides, boating, fishing, bird watching, skydiving, polo and cycling.

Vero Beach offers a multitude of cultural options, sporting activities, fine dining, water sports, private banks and luxury hotels and resorts including the Vero Beach Hotel & Spa, Disney’s Vero Beach Resort and Gloria Estefan’s Costa d’Este beach resort. One’s experience is not complete without shopping along the barrier island’s Ocean Drive, a pedestrian-friendly shopping district with specialty boutiques, superb restaurants, art galleries, spas, parks and gourmet markets.

The nationally recognized Vero Beach Museum of Art, Riverside Theatre and the Children’s Theatre, each offer year-round diversified programs and productions. Frequent art shows, parades and festivals reinforce Vero’s welcoming feel.

The Indian River Medical Center, partnered with Duke University, brings a world-class Cardiac Center to the area. Vero also offers professional services, medical offices and a city marina. The municipal airport, home to a world-renowned flight school, FlightSafety International, and Piper Aircraft, allows for convenient access from anywhere.

Educational opportunities abound from the highly acclaimed private Saint Edward’s School to Indian River State College. The Environmental Learning Center, McKee Botanical Gardens, Pelican Island Wildlife Refuge and the Indian River Land Trust all attest to the local community’s concern for preserving their natural resources.





Properties

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- 62 Paget Court
- 64 South Village Apartments
& Townhouses
- 66 South Village Cottages
- 68 Golf Cottages
- 70 Tennis Townhouses
- 72 North Village



Homes & Estates

The 1,650-acre master plan was designed limiting development to approximately 1,380 residential properties or one unit per acre. Reflecting the classic elegance of English Georgian architecture, reminiscent of the old manor houses of Bermuda and the Caribbean, John's Island offers a wide range of luxury homes and estates, oceanfront condominiums, golf cottages, townhouses, Island House suites and courtyard homes either overlooking the sparkling Atlantic Ocean, the serene Indian River Lagoon, or lush golf course fairways and lakes.



Gem Island

True to its name, Gem Island is the crowning jewel of the John's Island community. Accessible by a private, winding, tree-lined bridge over the Intracoastal Waterway, grand estates blend perfectly with their lush subtropical landscape. Unobstructed water views are framed by dazzling mangroves and enhanced by boating activity, the leisurely travel of dolphins and the carefree flight of birds. Nearby islands are the most visible neighbors.

The 79-acre enclave is one mile long and one and one-half miles wide bordered by John's Island Sound and the Indian River Lagoon. Estate-size homesites range in size from one to two acres.



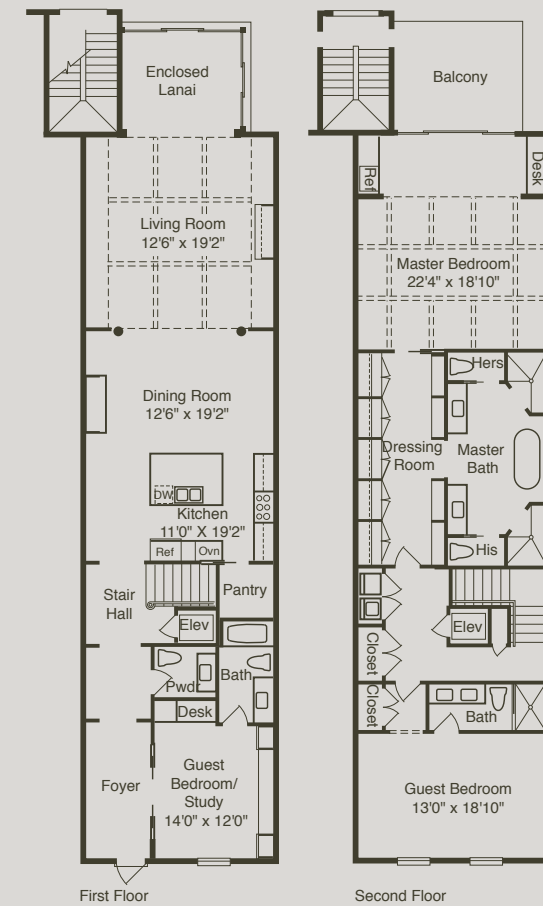
400 Ocean Road

Those wanting a carefree condominium lifestyle with the privacy and elegance of a single-family dwelling will feel at home in these coveted, oceanfront townhouses. Located a short distance to the Beach Club, 18 units range in size from 2,600 to 3,800 square feet and feature three bedrooms, three baths, 10-foot ceilings, two air-conditioning/heating zones, single-car garages, their own elevator (or space for one) and breathtaking, expansive ocean landscapes and beautiful views from nearly every room.

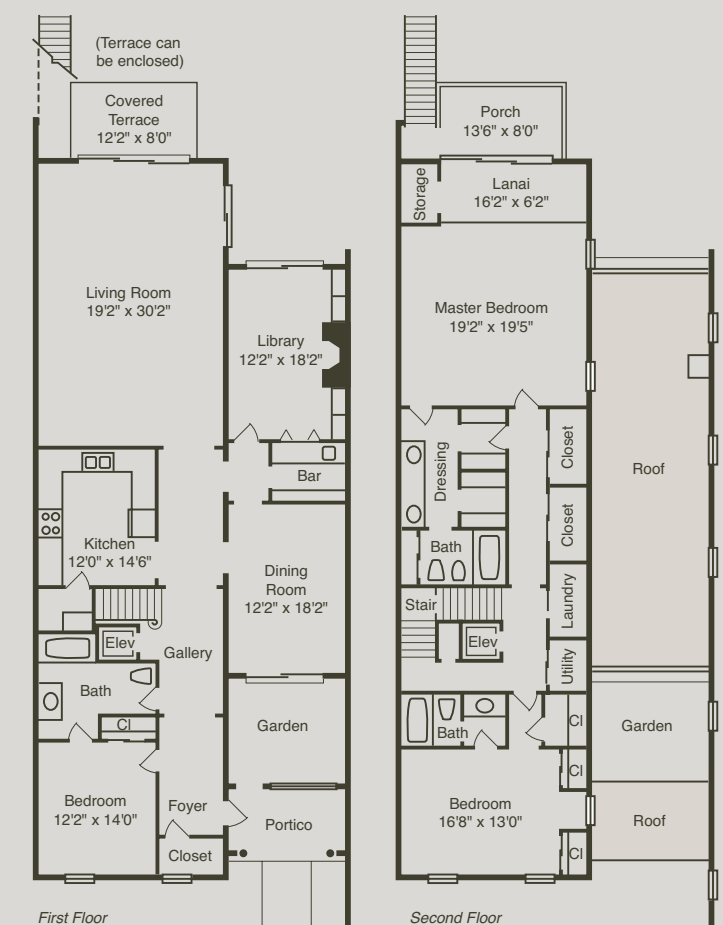


Three garden sections in the center of the complex offer a separate dining room opening to a private garden terrace and a cypress-paneled library with walk-in wet bar, fireplace and built-in bookshelves. Every unit's upper level affords a guest suite and oceanfront master suite with elegant appointments, walk-in closets and generous sun porches with stairs leading directly to the beach below.

The entrance to 400 Ocean Road is attended by a tropical garden surrounding a large heated swimming pool and pavilion. A homeowners association maintains the meticulous grounds and building facades, ensuring residents lead the relaxed lifestyle they sought when choosing a John's Island townhouse.



FLOOR PLAN ONE : 3BR/3BA : 2,600-2,800± SF (with enclosed lanai)



FLOOR PLAN TWO : 3BR/3BA : 3,600-3,800± SF (with enclosed lanai)

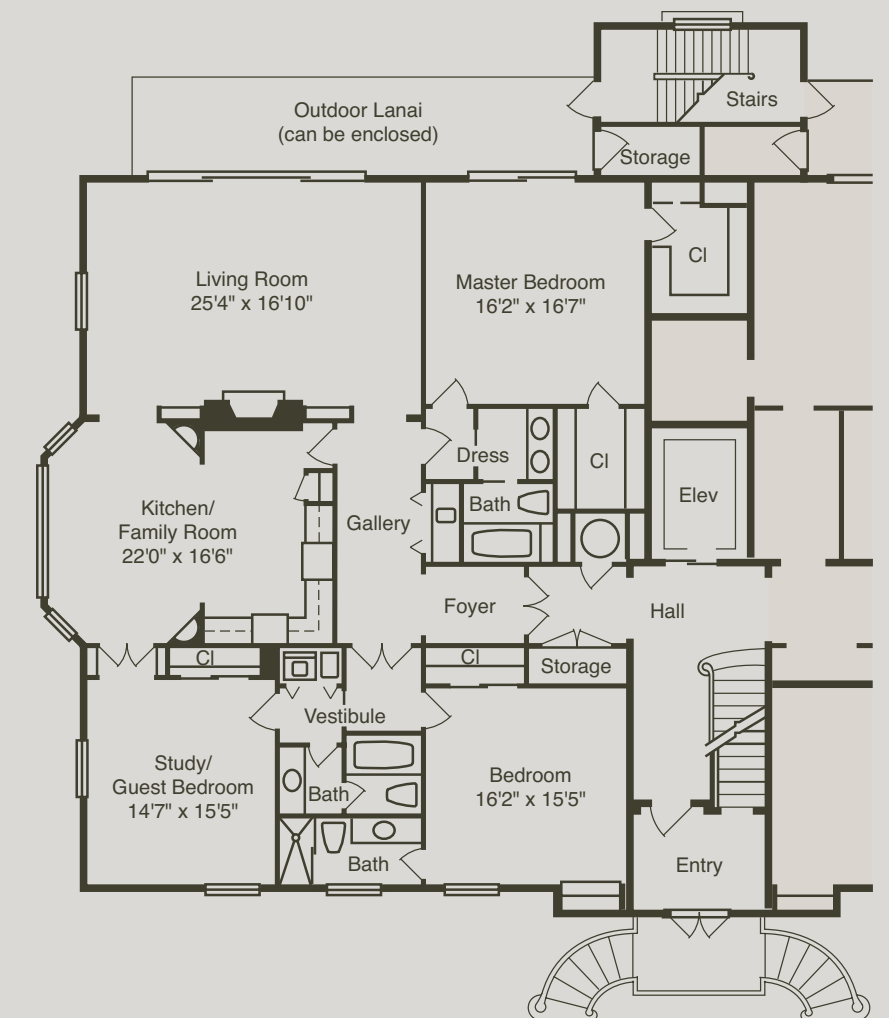


Ocean Houses

200, 250, 300 Ocean Road

Overlooking the Atlantic Ocean to the east and John's Island proper to the west are the classic Ocean Houses. Located a short distance to the Beach Club, each three-story structure affords two residences per floor, providing residents with gracious floor plans and the privacy they deserve. Marble-floored galleries and private alcoves lead to the individual apartments featuring custom moldings, high ceilings, fireplaces, and elegant appointments.

Each three-bedroom, three-bath apartment presents abundant living space, including an oceanfront lanai accessed from both the living room and master suite, private beach access and designated parking in the underground garage. A seaside swimming pool is enveloped by tropical gardens. For added convenience, an elevator to the three floors above services the parking garage and underground, air-conditioned storage spaces.



FLOOR PLAN ONE : 3BR/3BA : 2,300± SF (Plus 203 SF of AC storage)



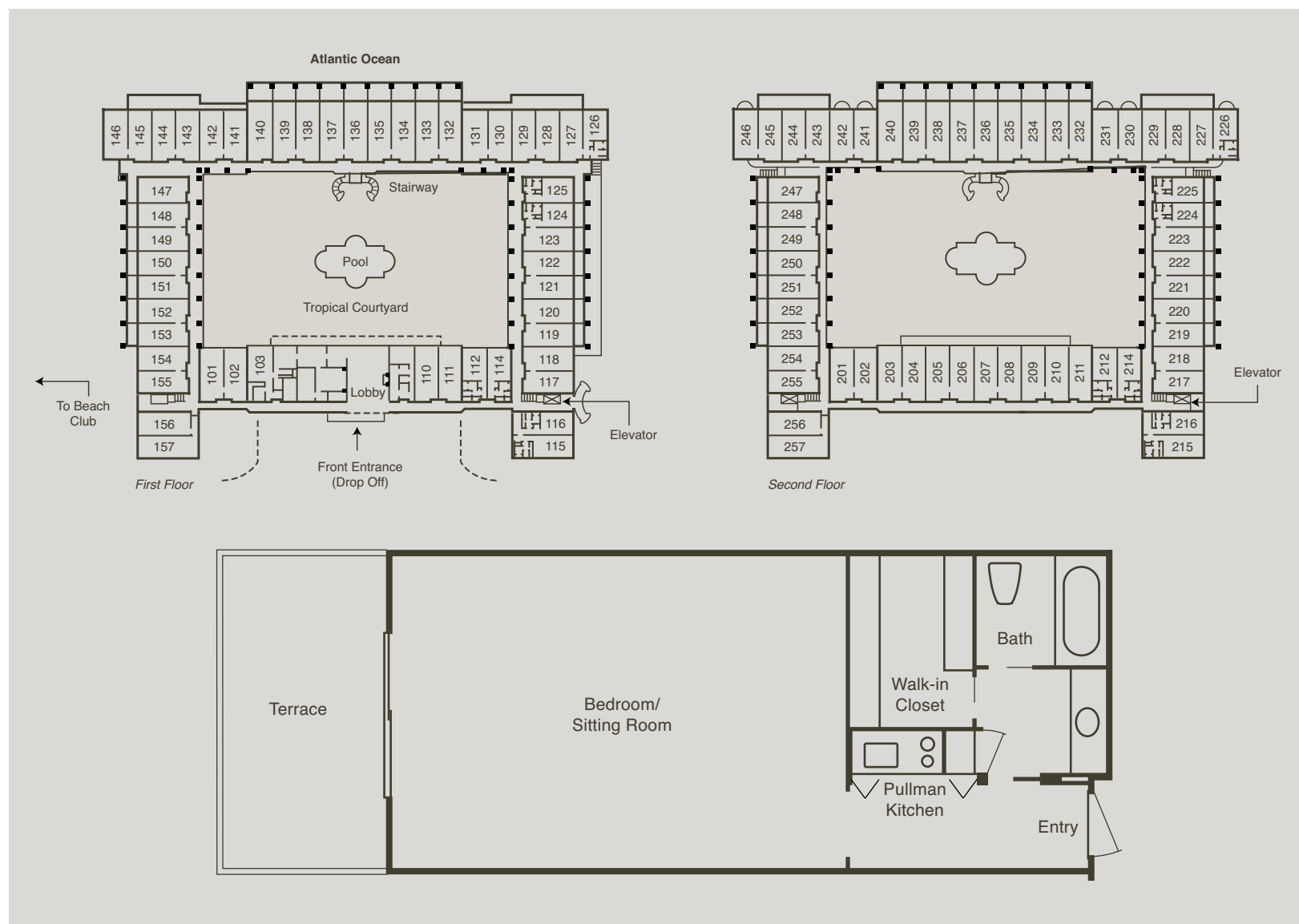
Island House

A sophisticated property located on a natural dune in the heart of John's Island is the Island House. Conveniently located next to the Beach Club, this Georgian-style, two-story oceanfront building was designed in an atrium fashion around a private, tropically-landscaped courtyard with pool.

The Island House offers beautifully decorated one-bedroom/one-bathroom suites that overlook the aquamarine waters of the Atlantic Ocean or the private courtyard pool. Features include a sleeping area and sitting room, fully equipped

kitchenette for light cooking, full bath and large walk-in closet. Several have been modified from the original plan.

An ideal lifestyle for those requiring less room, but with convenient amenities close at hand, residents often purchase the 590± square foot suites for use by visiting family and friends or in the interim while building or remodeling within John's Island proper. Many of these units are placed on our rental program, providing income producing opportunities.



FLOOR PLAN : 1BR/1BA : 590± SF

Oceanfront Condominiums

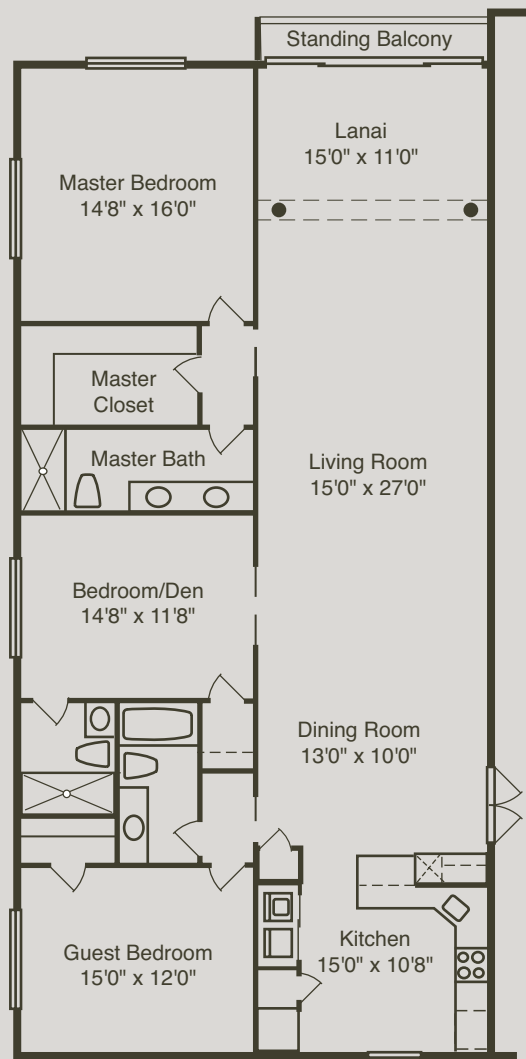
100 Ocean Road : 450, 500, 550, 600, 650, 700, 950 Beach Road

Unique to the south Florida area, John's Island is situated on three miles of private oceanfront property, a perfect backdrop for these elegant two- and three-bedroom condominiums. And the perfect living situation for those who desire the assurances of a care-free condominium lifestyle.

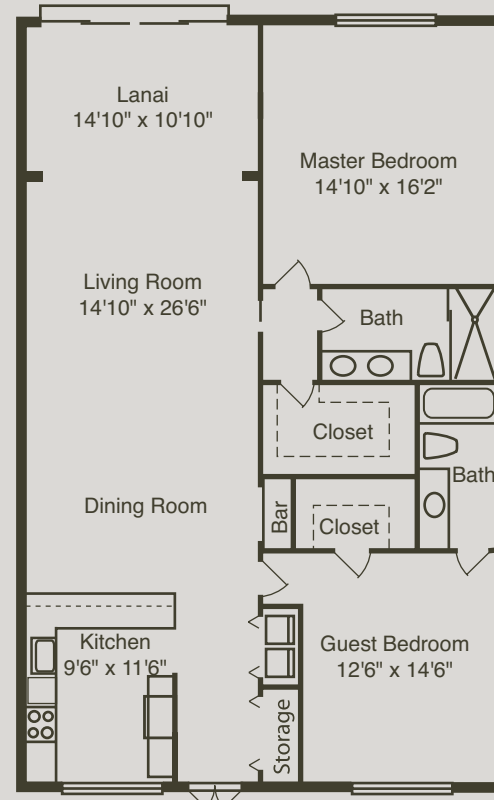
Pristinely manicured grounds with illuminated fountains and beautiful arched doorways provide dramatic entrances to these Georgian residences. Although each estate offers a unique façade, they are designed to complement one another. Floor plans are similar, including walk-in closets, high ceilings, abundance of

natural light and fully equipped kitchens, while an elevator services each floor. Residences within the main manor buildings have sweeping views of the Atlantic Ocean, while those in the north and south buildings enjoy a dramatic blend of ocean views and garden pools. Unique to the 950 Building, a large covered open porch provides dramatic, panoramic views of the coastline.

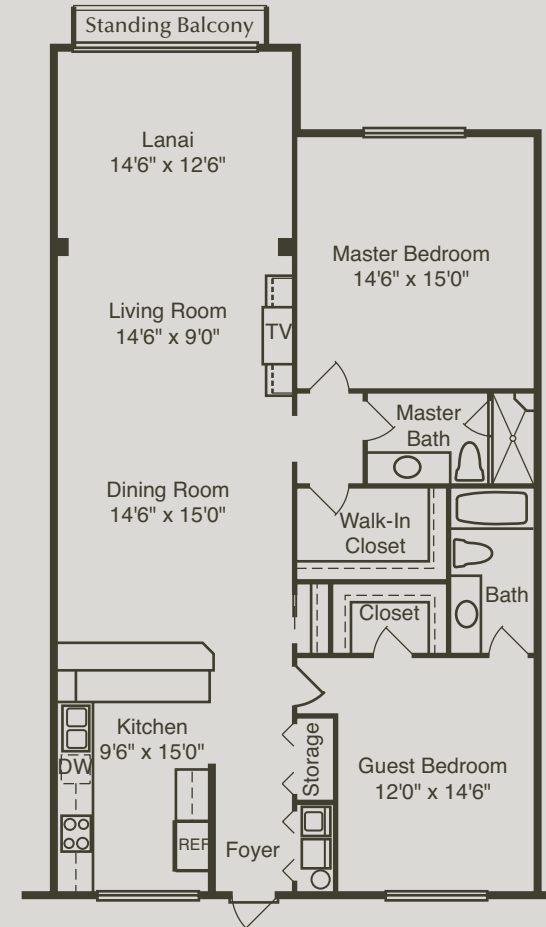
Private swimming pools are located on the grounds, and operating as a separate entity, the condominium association provides full maintenance of the grounds and buildings.



FLOOR PLAN ONE : 3BR/3BA : 2,000± SF
(modified from original 3BR/2BA)

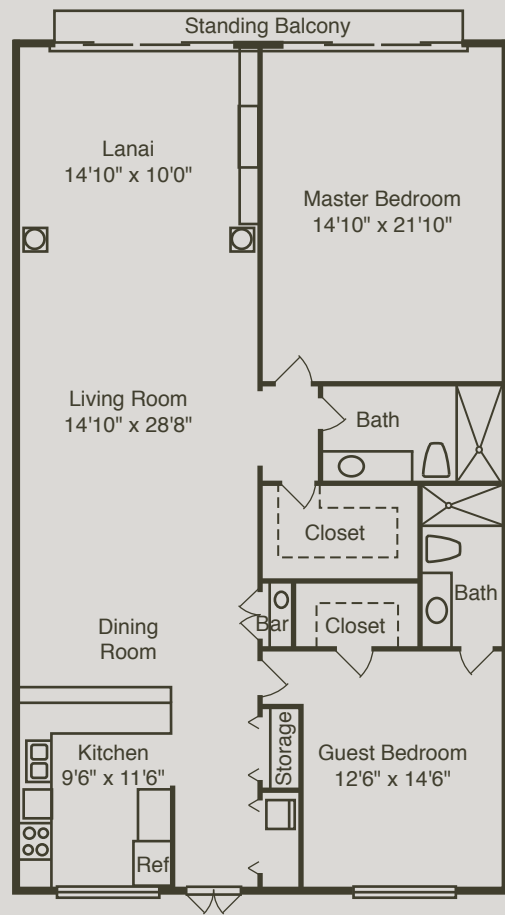


FLOOR PLAN TWO : 2BR/2BA : 1,520± SF

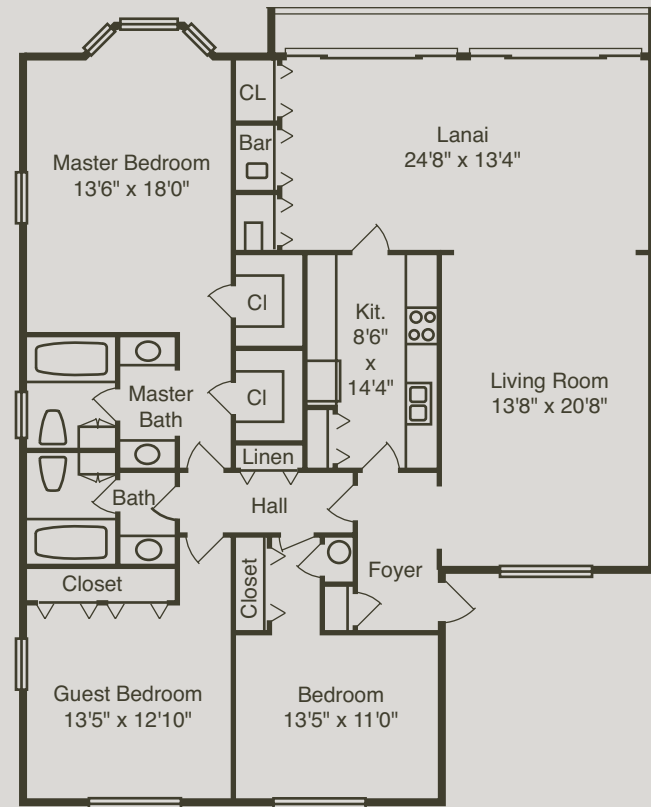


FLOOR PLAN THREE : 2BR/2BA : 1,590± SF





FLOOR PLAN FOUR : 2BR/2BA : 1,700± SF



FLOOR PLAN FIVE : 3BR/2BA : 1,825± SF



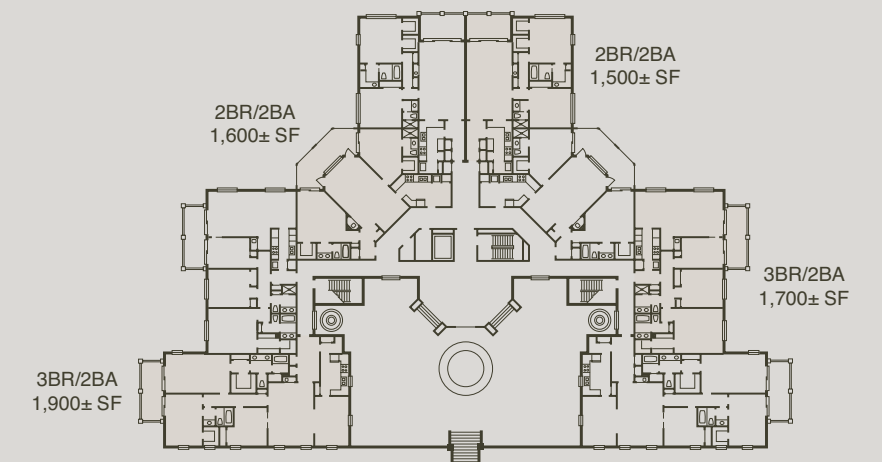
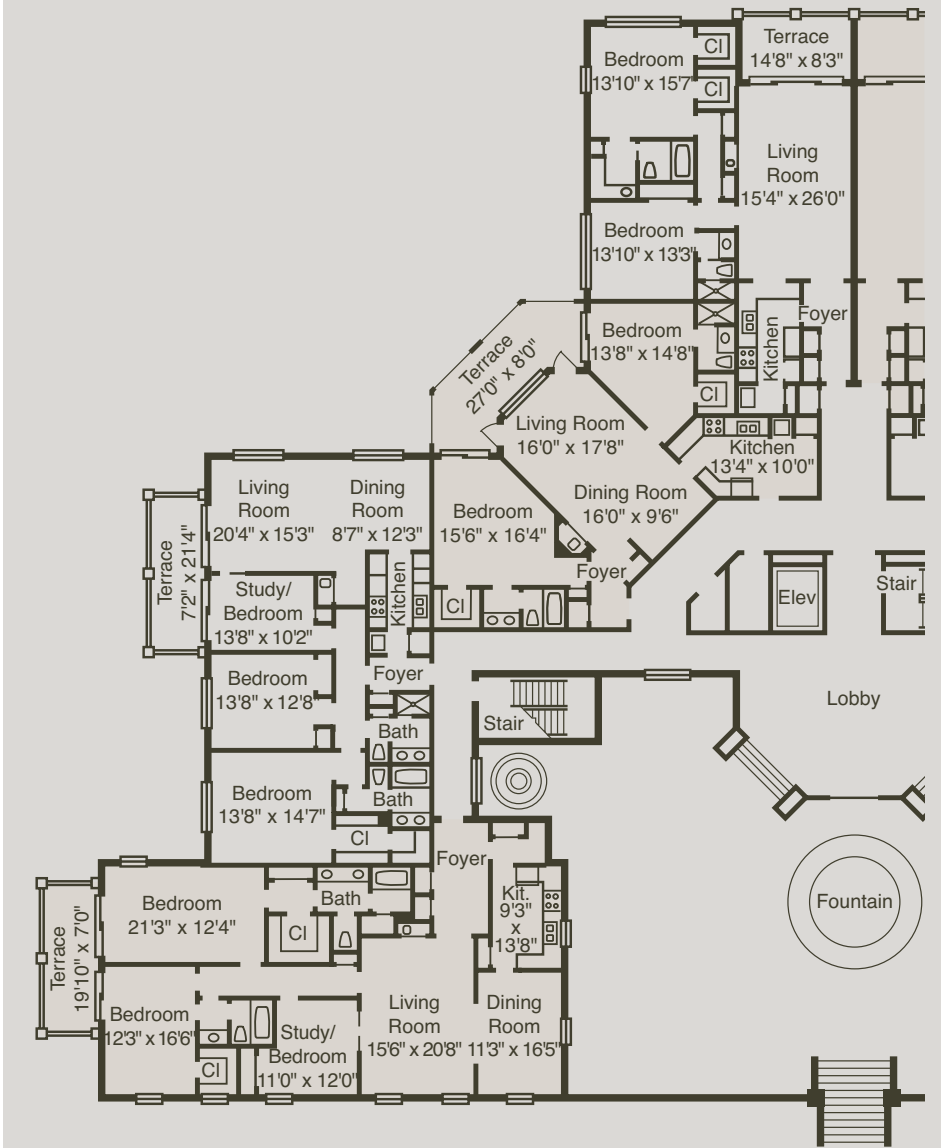
750 Beach Road

Artful blends of architectural elements such as hand-forged iron rails, graceful archways and a courtyard fountain add elegance to these oceanfront condominiums. Spacious living areas and exceptional exposure to the ocean make it an ideal environment. The building blueprint was purposefully designed to allow residents direct access to their condominiums.

Ranging in size from 1,500 to 1,900 square feet, residents have a choice of two- or three-bedroom condominiums, each with two baths. Kitchen plans are designed with the casual gourmet in mind. Each condominium features a wet bar for entertaining as well as a terrace retreat overlooking the ocean or the exclusive estate grounds.



On the south side of 750 Beach Road is an oceanfront swimming pool with a separate whirlpool spa, and an elevated beachside observation deck providing direct access to the beach. For added convenience, an elevator is centrally located that services all residential floors, including the underground parking garage and individual storage units.





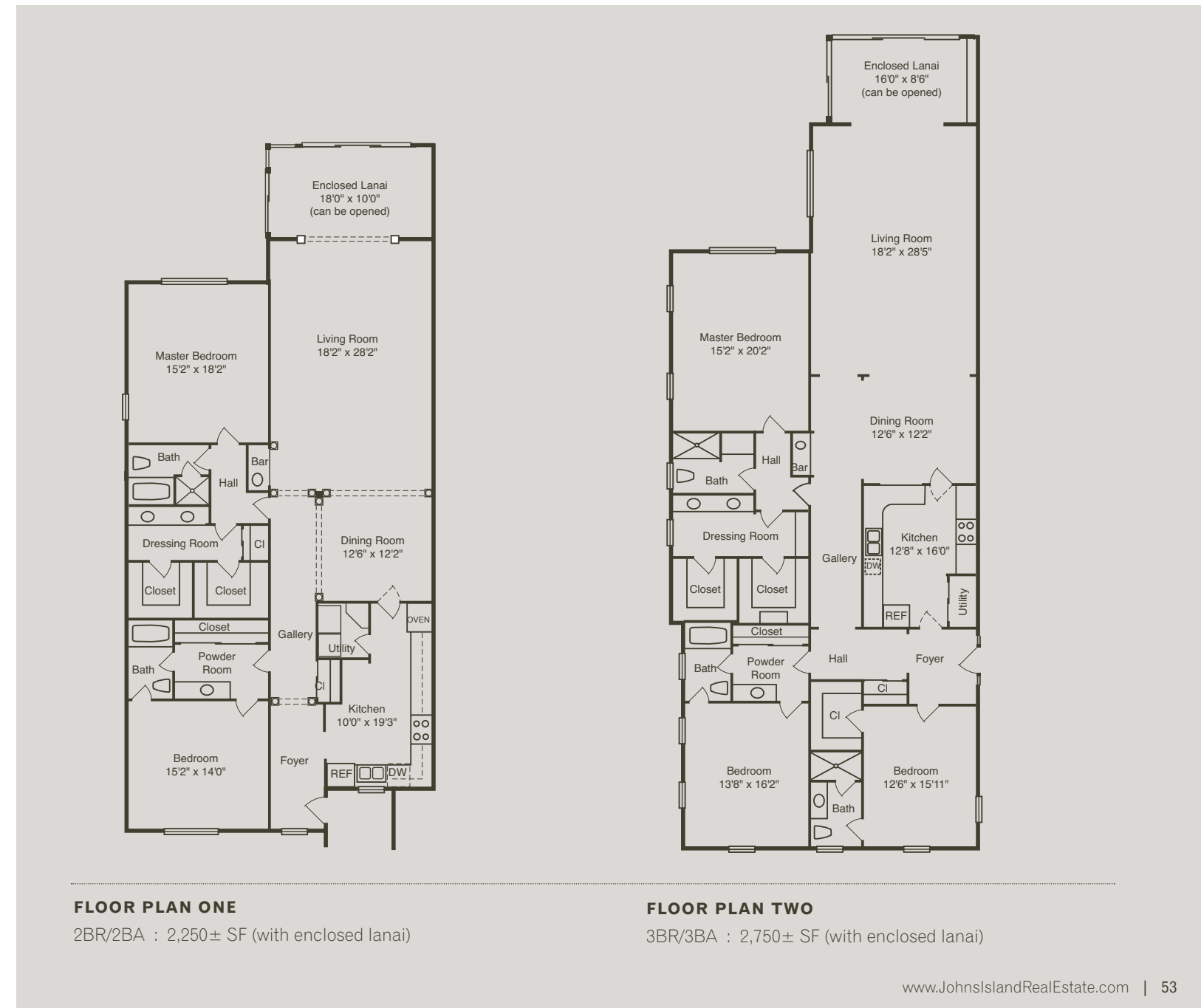
Bahamian Colonials

800, 850, 900 Beach Road

A maintenance-free oceanfront environment is hard to compete with, especially when it includes spacious condominium residences with impressive oceanside amenities. Bahamian Colonials were designed for those who seek the finest quality of living. Surrounded by tropical palms and flowering shrubs, each building is composed of only 18 dwellings.

Among the largest condominiums in John's Island, the residences range in size from 2,250 to 2,750 square feet of living space. Choose from two-bedroom, two-bath or three-bedroom,

three-bath residences. Each is appointed with an oceanside terrace for casual entertaining or relaxing. Floor plans are gracious and free flowing with marble-floored entrance foyers opening into expansive living and dining areas. High ceilings, custom hardware, hand-milled moldings and peaceful ocean views are found throughout. Marble-appointed powder and dressing rooms, and large walk-in closets are standard amenities — a true testament to the level of superior quality found in the Bahamian Colonials.





1000 Beach Road

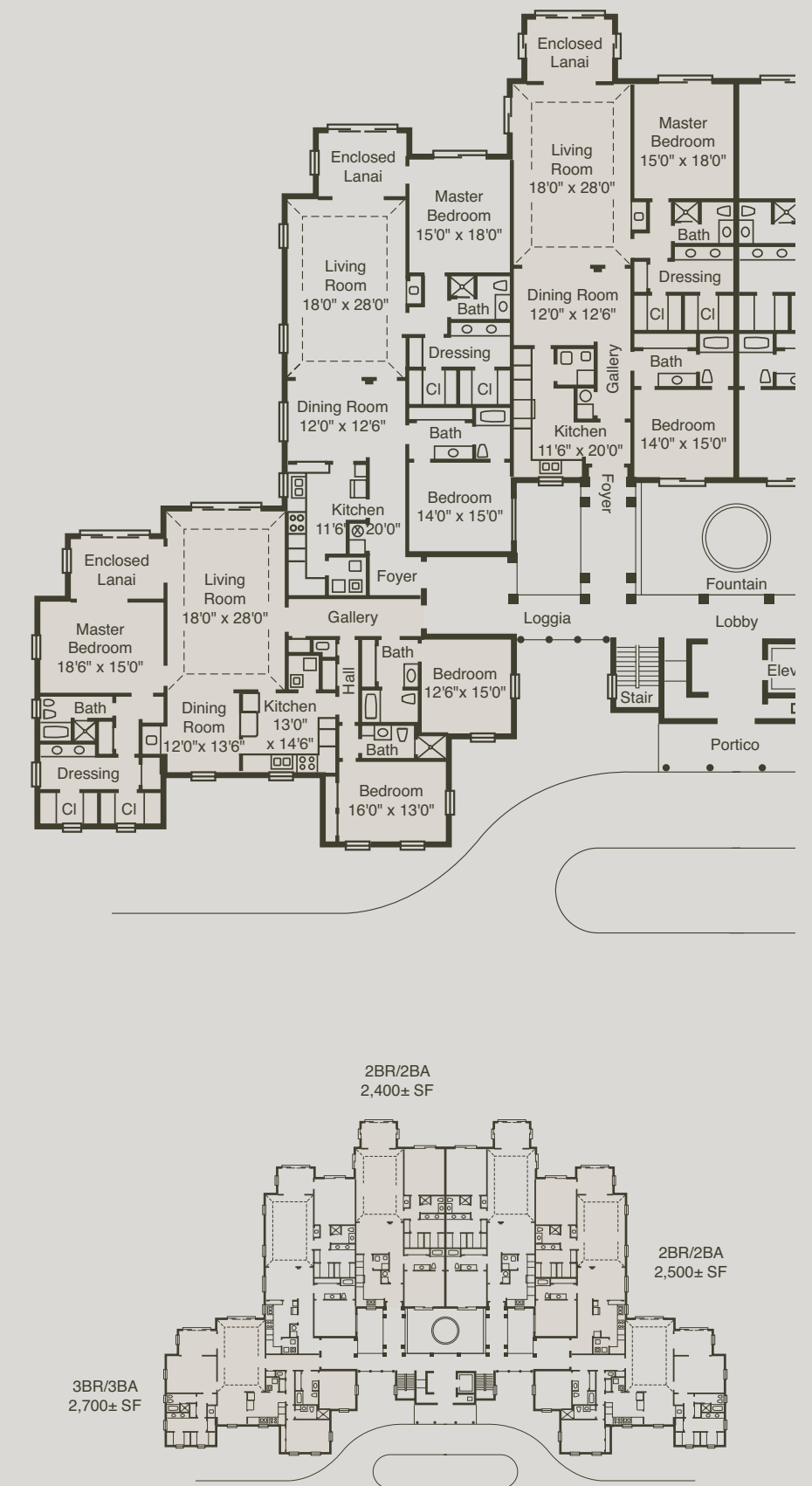
Situated along the Atlantic's edge is this grand Georgian Colonial. Well-designed floor plans allow superb ocean views to be enjoyed from the living, dining and master bedrooms of each apartment.

All residences have generous living space with square footages ranging from 2,400 to 2,700. Of the 18 residences, six have three bedrooms and three baths, while 12 have two bedrooms and two baths. Kitchens include a separate breakfast area and beautiful custom cabinetry. Fully-equipped utility rooms and storage areas are located adjacent to the kitchen.



Interiors are light and airy with handsome appointments, such as large marble-floored foyers and powder rooms, marbled vanity tops, trayed ceilings and generously sized living rooms with custom moldings.

An elevator services each floor, underground garage and large basement storage areas.





Ocean Place

1050, 1100, 1150 Beach Road

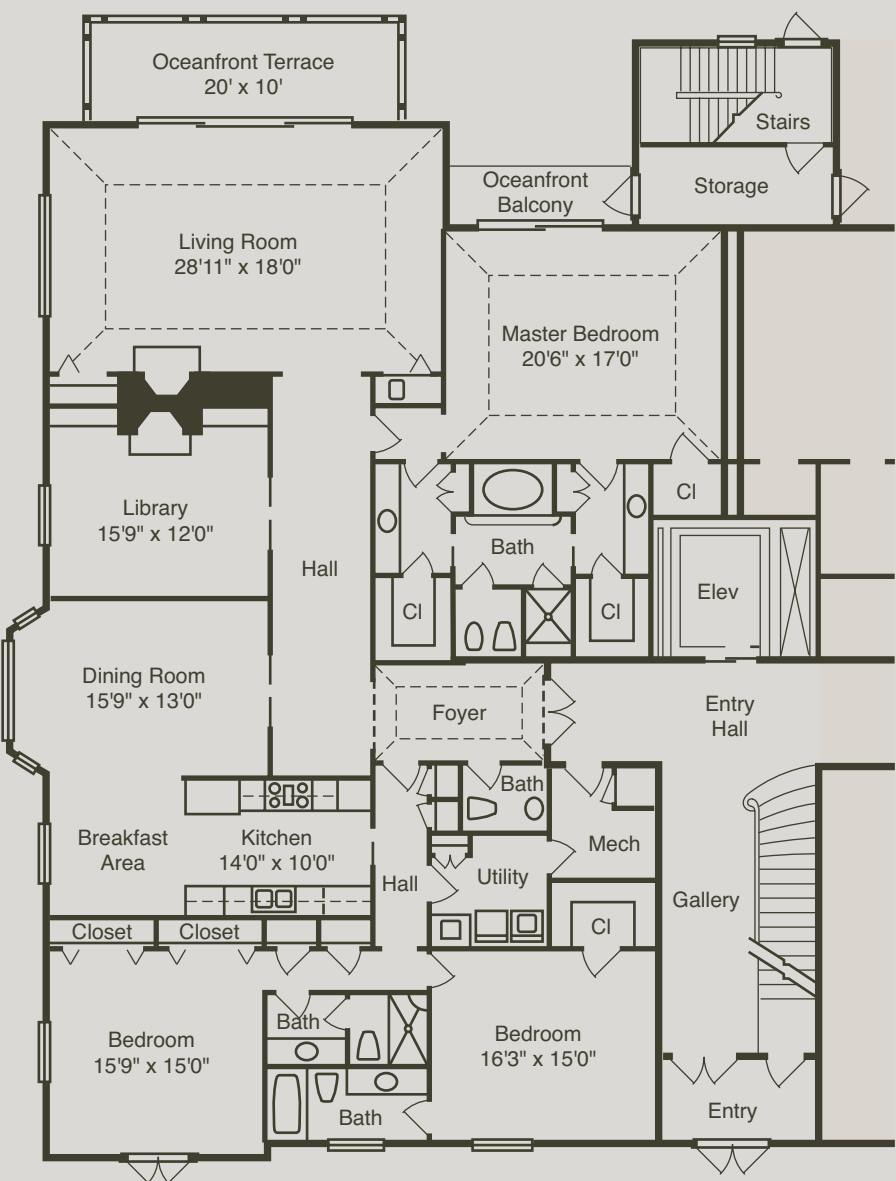
Designed by the internationally recognized architect, James Gibson, Ocean Place offers the largest and most luxurious residential apartments on John's Island. Three buildings contain six apartments each with only two residences per floor, and affords breathtaking views of the Atlantic Ocean on two sides and a majestic view of John's Island proper to the west.

Reminiscent of Ireland's noble Georgian manor houses, a common entry gallery enhances this feeling with over 1,200 square feet of exceptional architectural elements. A vintage-designed elevator adds intriguing character. In addition to the elegant



floor plan, each unit has two underground parking spaces and a large air-conditioned storage space. Balconies overlook the sparkling ocean from each master suite and living room, providing brilliant views of tropical sunrises.

Ocean Place offers a private heated swimming pool, whirlpool spa and individual his/her saunas. Beachside tennis courts are just a few steps away.



FLOOR PLAN ONE : 3BR/4.5BA : 3,400-3,850± SF (475 SF A/C Storage Room)



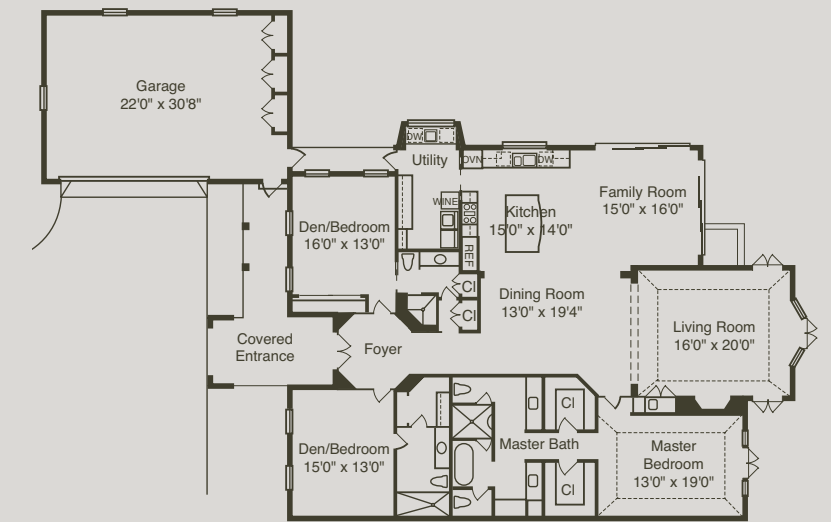
Oceanside Village Courtyard Homes

Basking within John's Island is the quaint, seaside setting of Oceanside Village. Single-family courtyard homes with distinctive façades in the Georgian architectural style, grand entrances and mullion windows afford full advantage of the tropical surroundings.

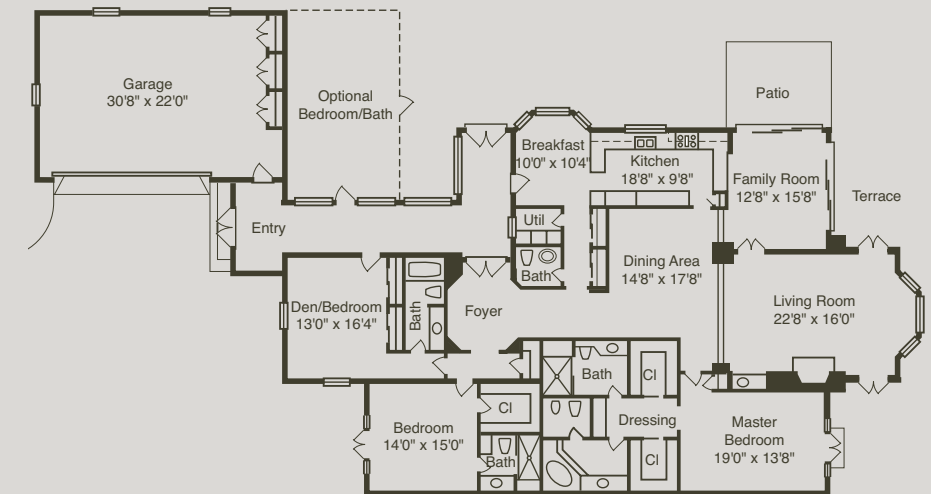


Individual courtyards encompassed by high privacy walls offer seclusion to interior rooms, lush gardens, private swimming pools and terraces. Three unique home designs provide flexibility for discriminating lifestyles. Two traditional plans offer more privacy to the den and bedroom areas, while the third design offers open floor plans conducive for entertaining in the main living area.

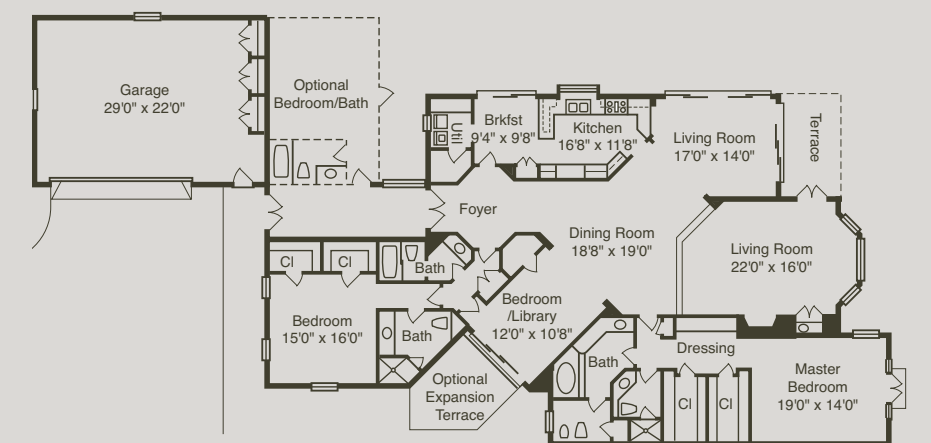
Impeccably planned to suit the tropical landscape, each home's attention to detail is evidenced by the well-designed use of all space within the walls of each courtyard. An exclusive homeowner's association provides regular maintenance to many residences. And the Atlantic Ocean, within steps of each home, awaits visitors via dedicated easements.



FLOOR PLAN ONE : 3BR/4BA (Optional 4BR/5BA) : 3,000-3,700± SF



FLOOR PLAN TWO : 3BR/4BA (Optional 4BR/5BA) : 3,250-3,800± SF



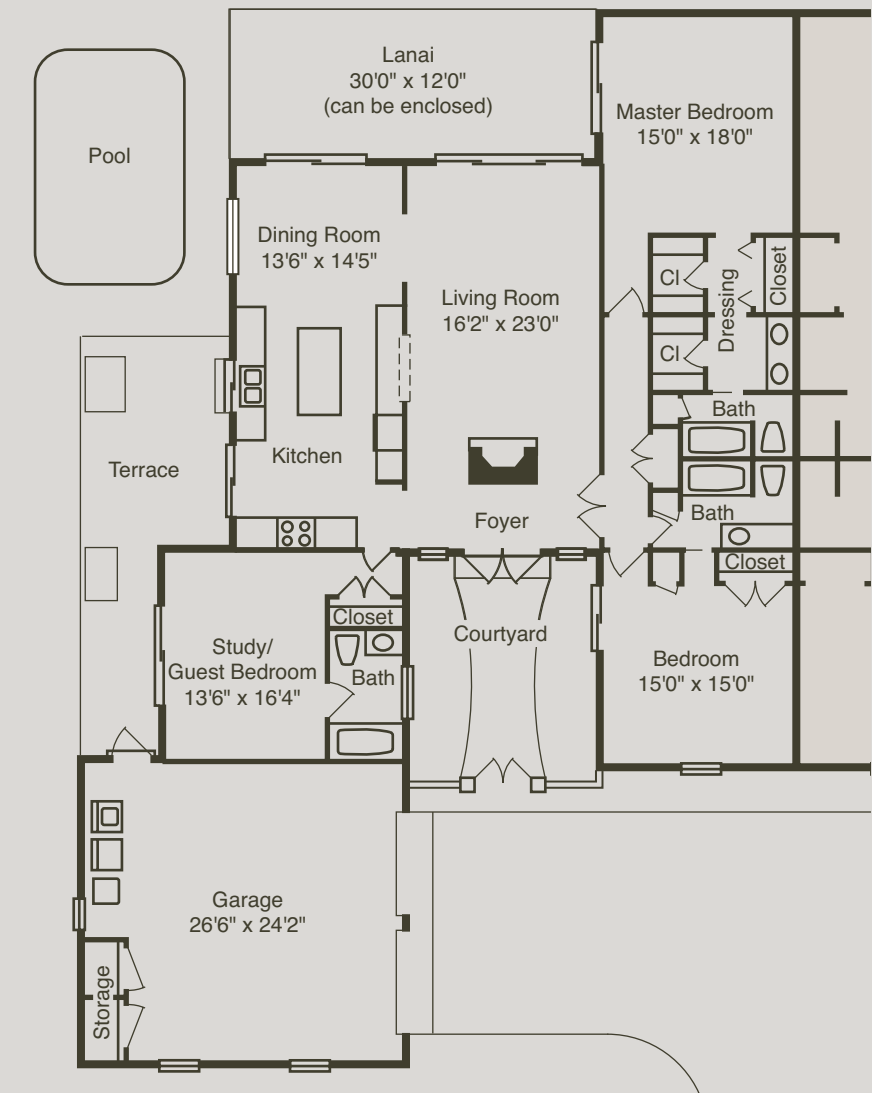
FLOOR PLAN THREE : 3BR/4BA (Optional 4BR/5BA) : 3,150-3,700± SF



South Beach Villas

Charming Bermudan villas are found just steps from the Atlantic Ocean on John's Island's south beach. So close to the ocean, one can indulge in the sounds of the sea and the warm ocean breezes. Located along Beach Road, Seaward Drive and Montego Drive, each duplex villa features a pair of residences ranging from 2,300 to 2,600 square feet. Villas have private swimming pools, living rooms with vaulted ceilings, fireplaces, wet bars and formal dining rooms overlooking tropical grounds and private terraces. Generous outdoor lanais can be enclosed.

Two large bedrooms with accompanying baths, a guest room with bath, and a spacious, fully equipped kitchen with breakfast room open onto a poolside terrace. And each dwelling has an attached two-car garage with generous storage.



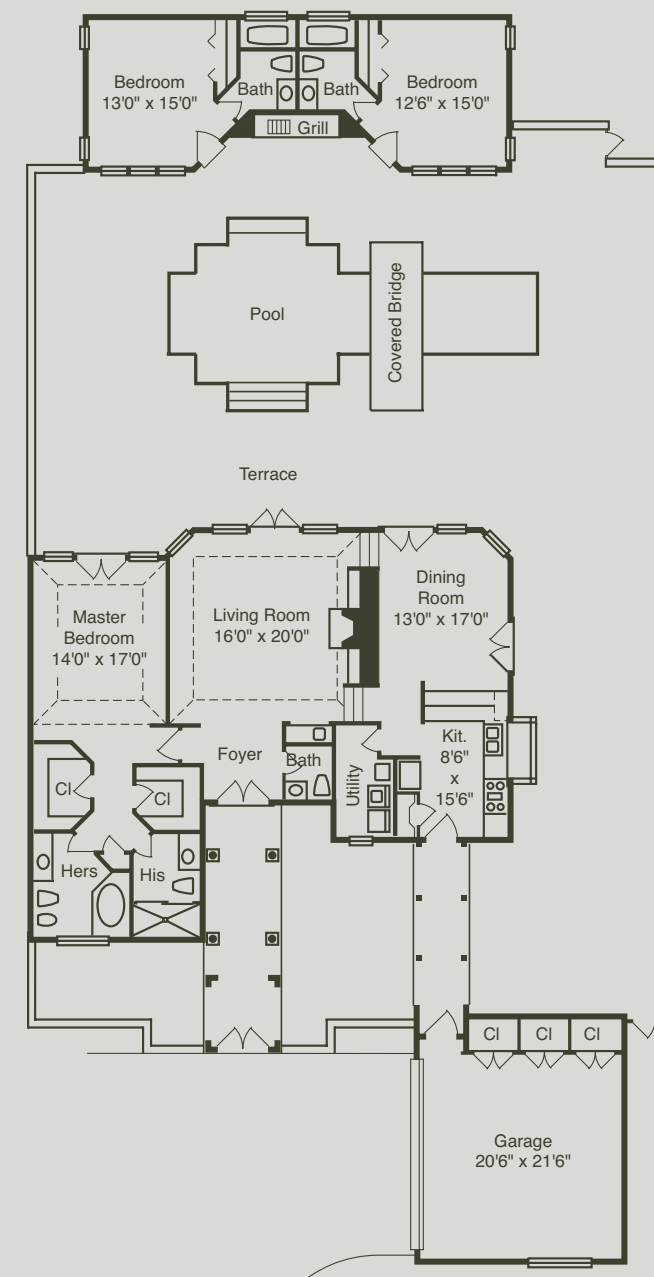
FLOOR PLAN : 3BR/3BA : 2,300-2,600± SF (with enclosed lanai)



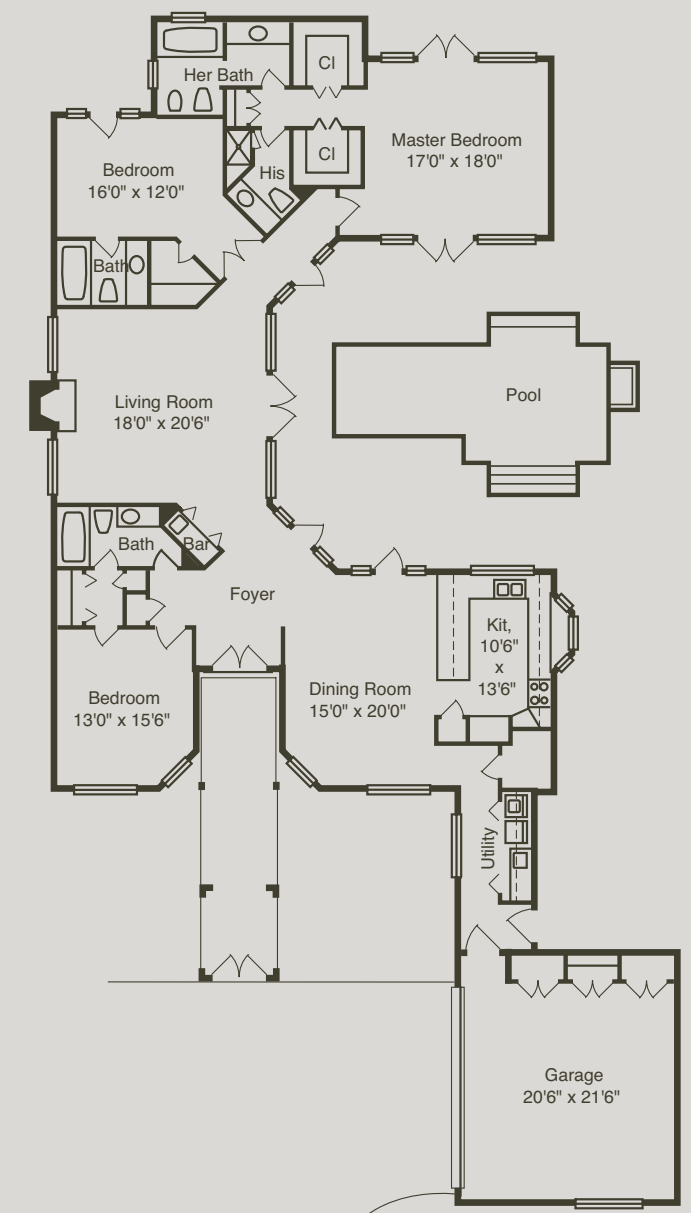
Paget Court

Patterned after a fashionable parish in south-central Bermuda, Paget Court is comprised of 12 unique and private homes. Features such as high pitched, white-tiled roofs, shutter windows, intricate exterior moldings, exceptional architectural designs and tropical exterior colors add a Bermudan flair ideally suited for the casual lifestyle established on John's Island.

Two floor plans offer 2,200 or 2,600 square feet of luxurious living area. Each home is designed as a private retreat, complete with garden terraces and a swimming pool inside a six-foot privacy wall. Ownership is fee simple and Paget Court Homeowners Association provides exclusive maintenance of all front lawns and common areas.



FLOOR PLAN ONE : 3BR/4.5BA : 2,200± SF



FLOOR PLAN TWO : 3BR/4BA : 2,600± SF

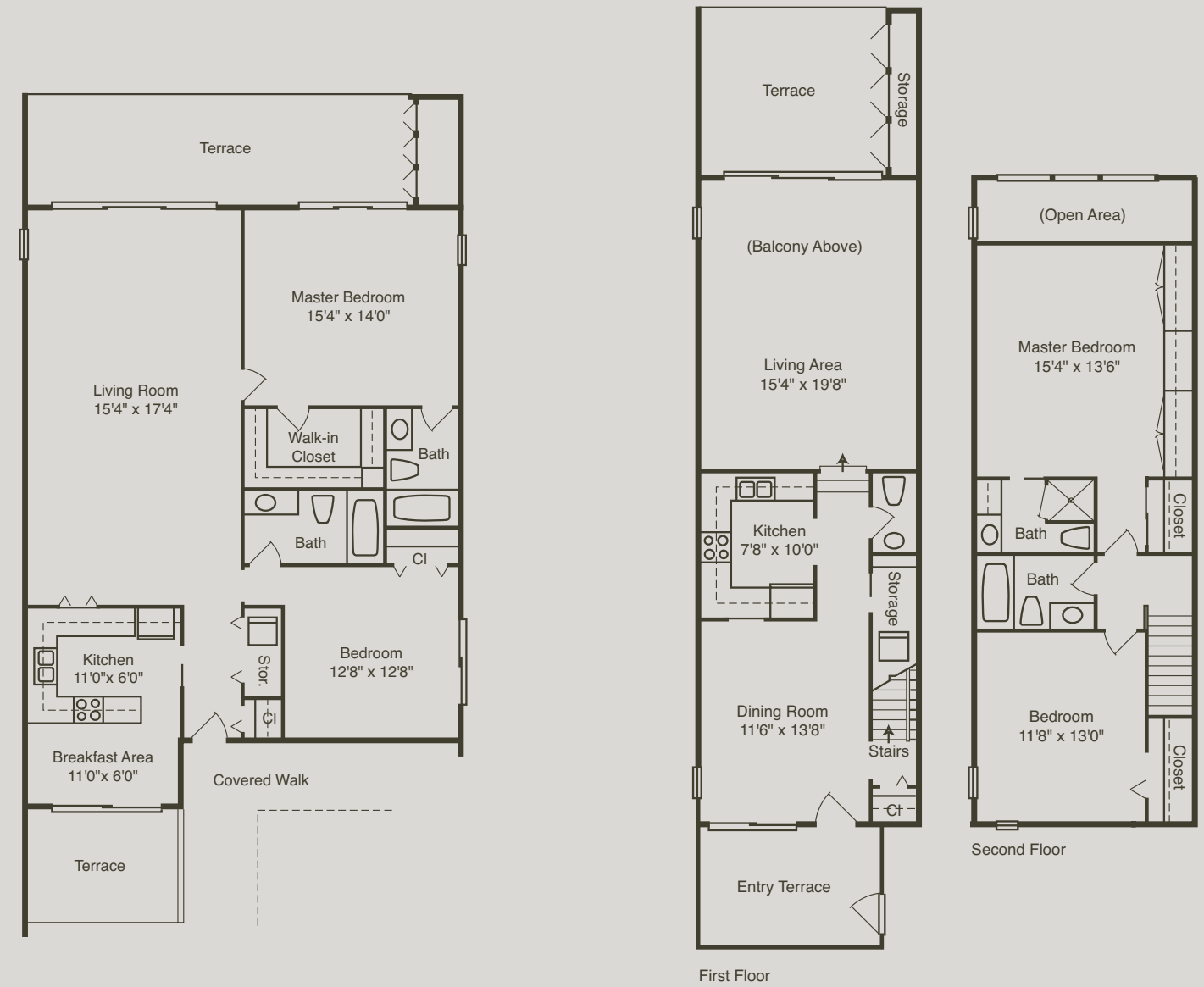




South Village Apartments & Townhouses

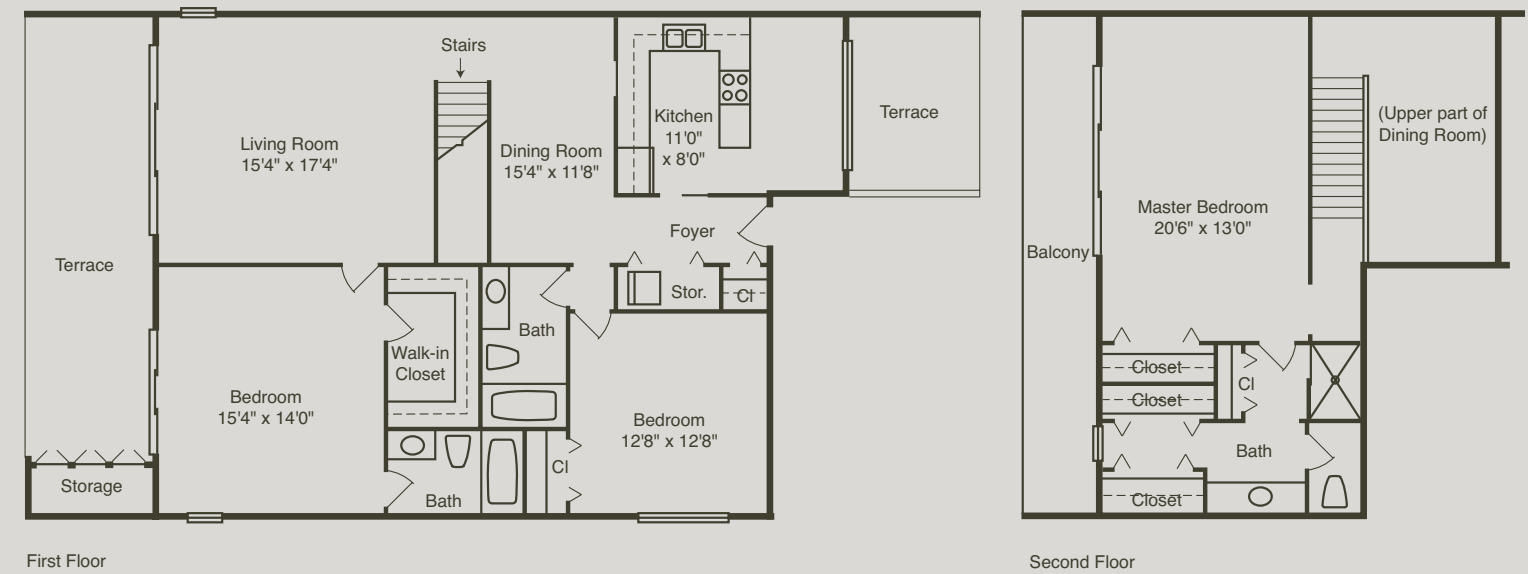
A departure from condominium living is available in the South Village Apartments and Townhouses. Nestled among acres of lush foliage, palms and ancient live oaks, one enjoys the welcoming sights of golfers on the 5th and 9th fairways of the South Course, as well as graceful tropical birds seeking refuge on the property's scenic freshwater lake.

Three unique floor plans are offered within the complex and include either one or two stories with two bedrooms, or two stories with three bedrooms. Sizes range from 1,200 to 1,600 square feet. South Village residents each have a single-car garage and enjoy the privacy and convenience of their own tennis courts, swimming pool and pool house.



FLOOR PLAN ONE : 2BR/2BA : 1,200± SF

FLOOR PLAN TWO : 2BR/2.5BA : 1,300± SF



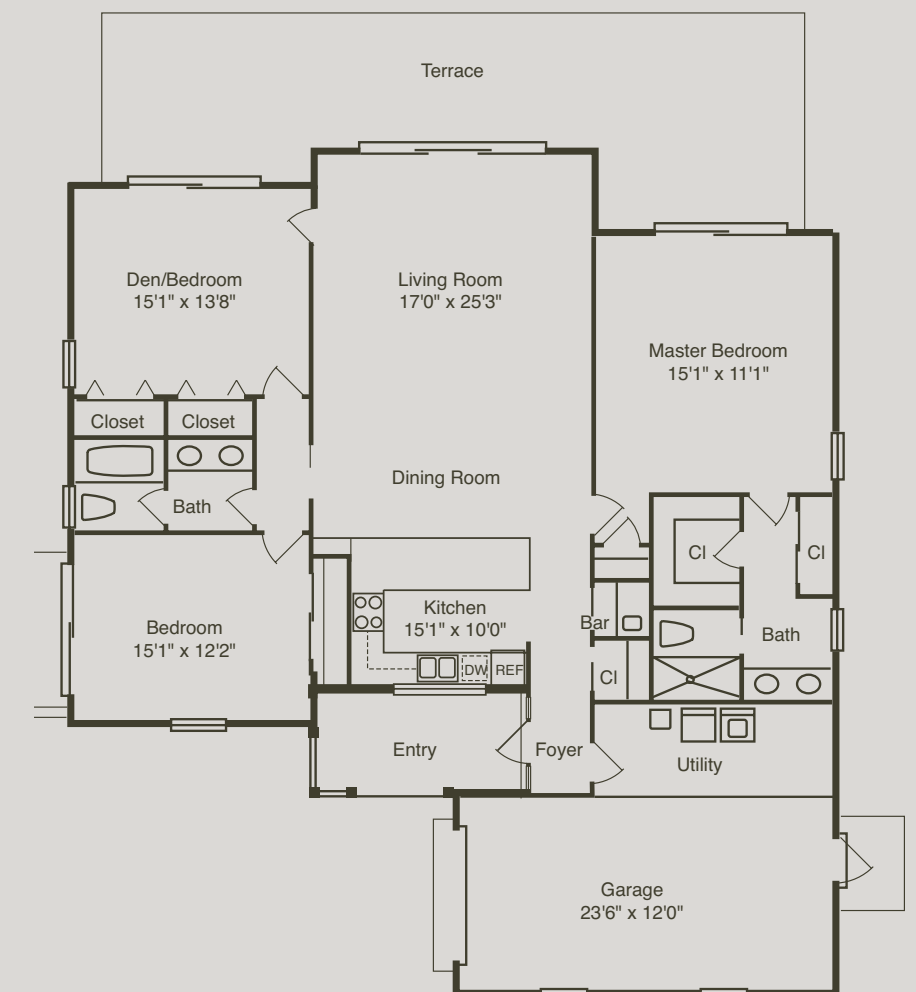
FLOOR PLAN THREE : 3BR/3BA : 1,600± SF



South Village Cottages

Cloistered among palms, oaks, roses and fragrant gardenias are the free-standing, three-bedroom, two-bath cottages dotting the perimeter of the South Golf Course. Incorporating the amenities of a single-family residence, these private cottages average 2,100 square feet and include a desirable full-sized, attached garage. Several floor plans have been expanded or modified to accommodate a two-car garage and/or additions.

Complementing the abundant amenities of the John's Island Club, South Village residents enjoy the privacy and convenience of their own tennis courts, swimming pool and pool house.



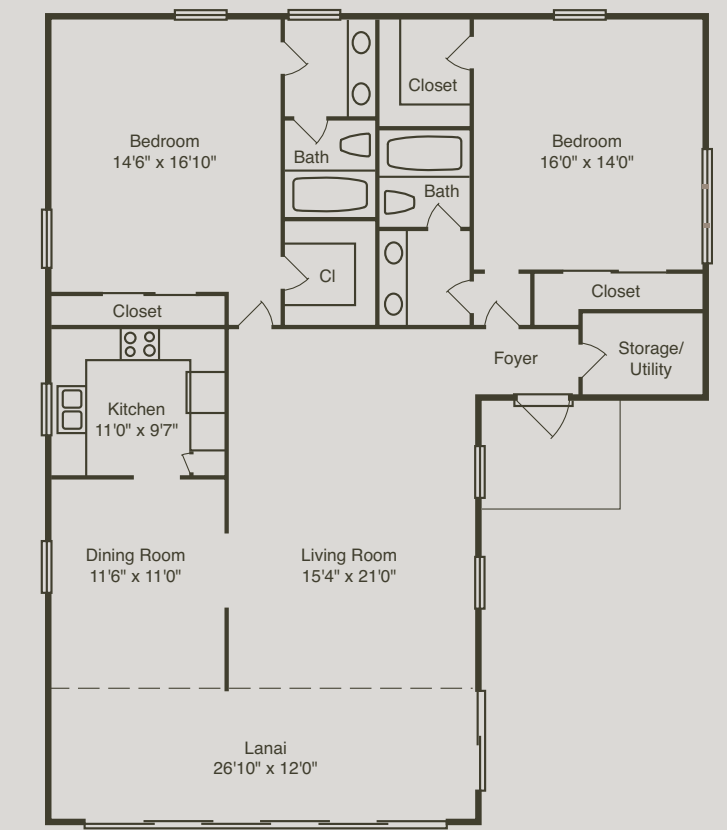
FLOOR PLAN : 3BR/2BA : 2,000-2,200± SF



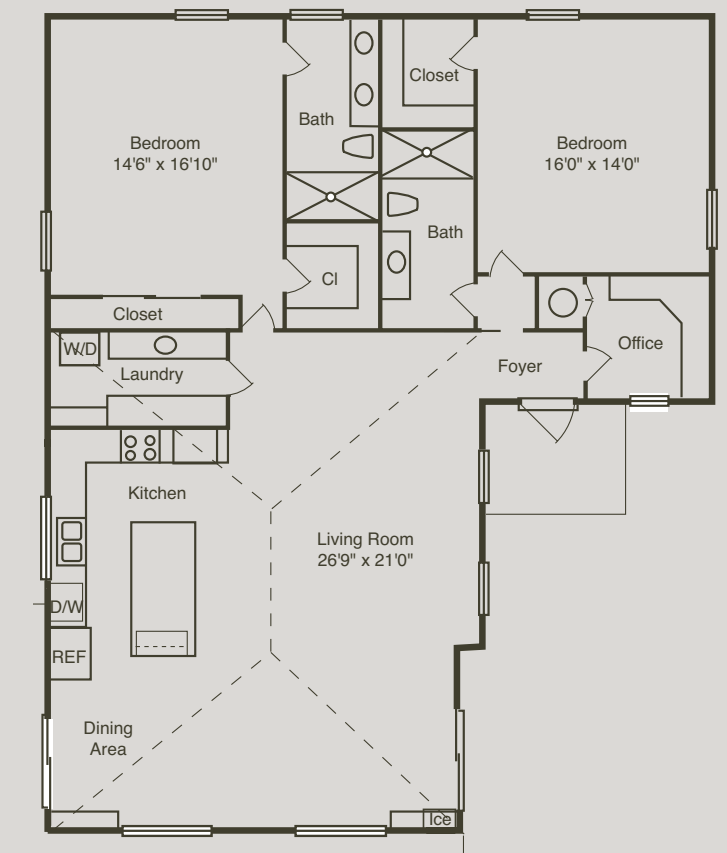
Golf Cottages

Along Silver Moss Drive and Shady Oak Lane in John's Island proper, charming two- and three-bedroom cottages are nestled along the perimeter of the South Golf Course. Offering 1,600 to 2,000 square feet of gracious living space, these desirable cottages incorporate the amenities of single family living, including spectacular views over lush fairways and scenic lakes.

These cottages feature bright interiors, generous living rooms, expansive lanais and outdoor terraces for entertaining or golf spectating. Some John's Islanders find the cottages ideal as a second residence for guests and family members, while others find them an excellent stepping stone within the community. There are several adaptations of the original floor plan reflecting the lifestyle of today's active family.



FLOOR PLAN ONE : 2BR/2BA : 1,600-2,000± SF



FLOOR PLAN TWO : 2BR/2BA : 1,600-2,000± SF (modified from original)

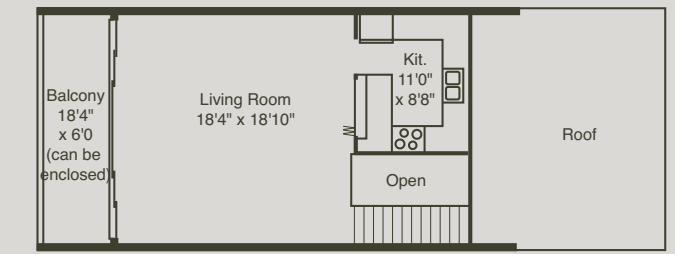


Tennis Townhouses

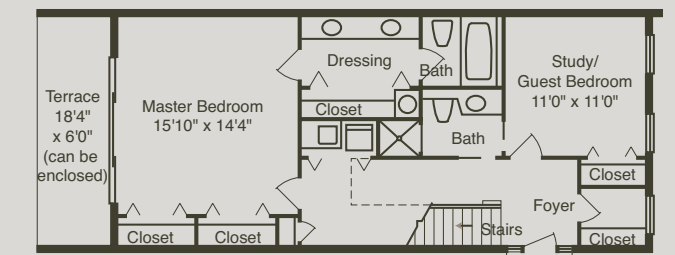
John's Island sporting life is an essential part of the community. And in the hub of it all are the Tennis Townhouses, surrounded by oaks and located steps from the main tennis complex and Courtside Café. From each townhouse's western terrace and balcony are beautiful views of the North Golf Course fairways.



Built for easy maintenance and the active family, the townhouses have plenty of living and storage space. Encompassing between 1,500 and 2,100 square feet, units offer three-bedroom/three-bath plans or two bedroom/two-bath layouts. All have vaulted ceilings, spacious rooms, first-floor terraces and second-floor balconies. Each unit has a single-car garage with ample space for guest parking.

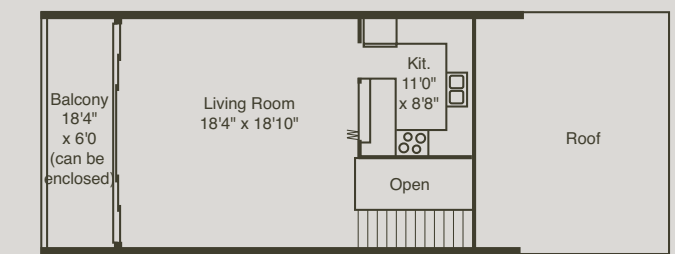


Second Floor

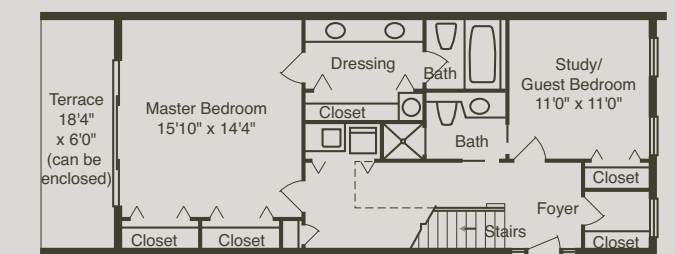


First Floor

FLOOR PLAN ONE : 2BR/2BA : 1,500-1700± SF (enclosed balcony/terrace)

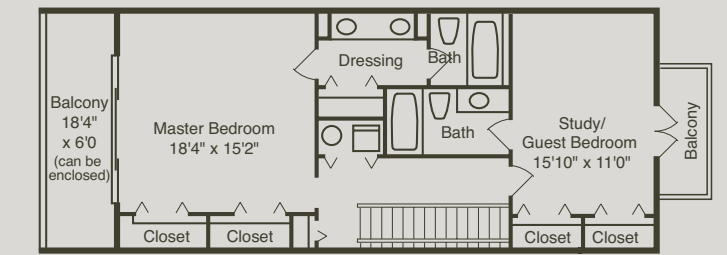


Second Floor

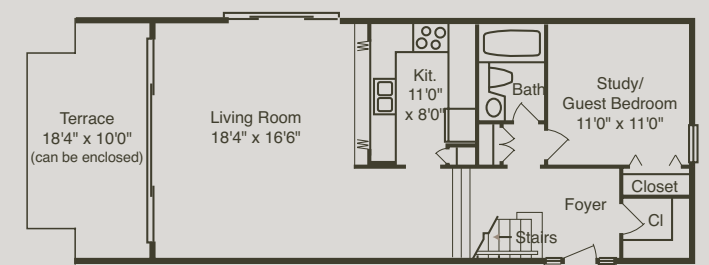


First Floor

FLOOR PLAN TWO : 2BR/2BA : 1,585-1785± SF (enclosed balcony/terrace)



Second Floor



First Floor

FLOOR PLAN THREE : 3BR/3BA : 1,900-2100± SF (enclosed balcony/terrace)

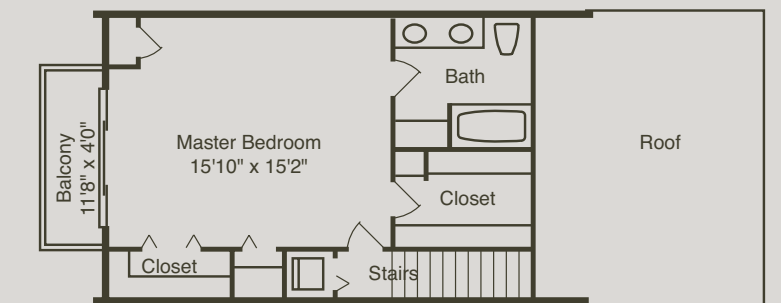


North Village

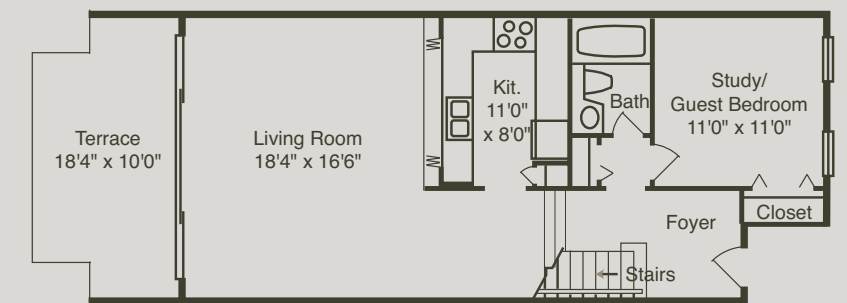
Tucked away along John's Island's North Golf Course is North Village, offering comfortable townhouse living in tranquil surroundings. It is a self-contained community harboring private tennis courts, heated swimming pool and pool house, and commanding views of the golf course and lake.



Townhouses range from 1,500 to 1,900 square feet with a choice of two or three bedrooms. Walls of sliding glass doors in the living room frame majestic views. A fully equipped kitchen, full bath and guest room occupy the first floor. Upstairs bedroom(s) have vaulted ceilings and a balcony off the master bedroom suite. Each townhouse has a single-car garage.

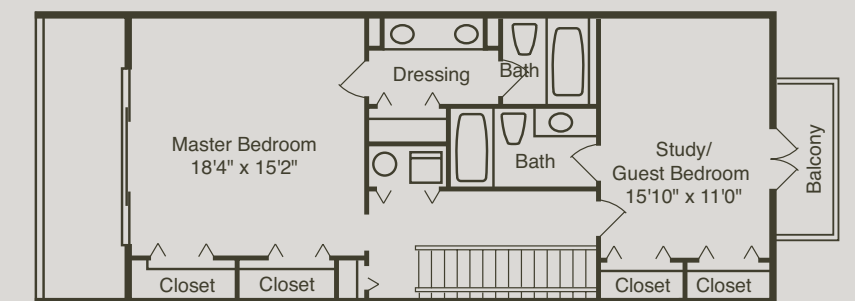


Second Floor

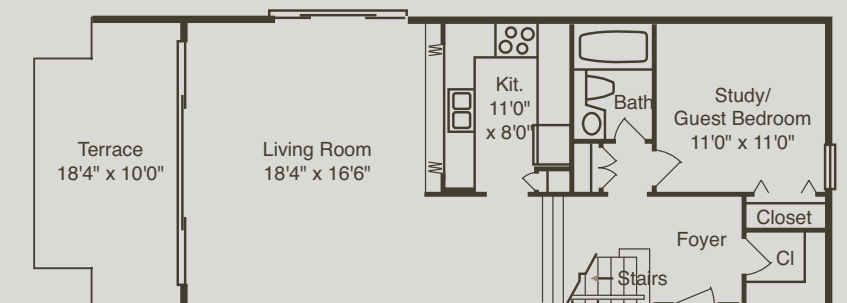


First Floor

FLOOR PLAN ONE : 2BR/2BA : 1,500± SF



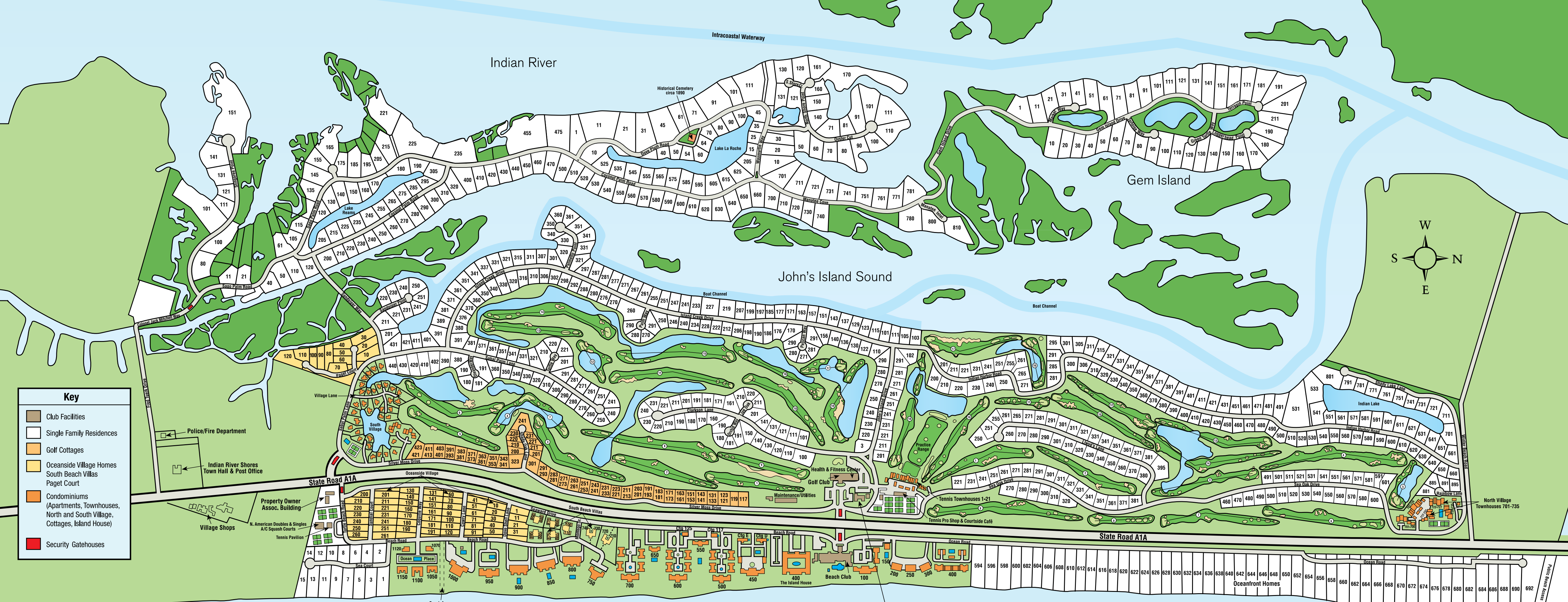
Second Floor



First Floor

FLOOR PLAN TWO : 3BR/3BA : 1,900± SF





John's Island Real Estate Company
Sales & Rental, Club Administration

Three 18-Hole Championship Golf Courses : 18 Har-tru Tennis Courts : New Oceanfront Beach Club : State-of-the-Art Health & Fitness Center : North American Doubles & Singles Air-Conditioned Squash Courts : Professional Croquet : Watersports : Vertical Membership : World-Class Dining & Social Amenities : New West Clubhouse

Property Index

Listed below is a general guide referencing the types of properties in John's Island. Please note that several properties have been updated. Square footages are approximate and based on air-conditioned space. Balconies and screened lanais have not been included in the calculated areas. For more information, please call John's Island Real Estate Company at 772.231.0900 during business hours.

ADDRESS	TYPE OF RESIDENCE	NUMBER OF RESIDENCES	BUILDING LOCATION	BED/BATHS (NO OF UNITS)	APPROX. SQ FEET	PAGE
100 Ocean Road	Apartment	31	Oceanfront	3/2 or 3/3 (6)	2000	46
				2/2 (3)	1700	
				2/2 (6)	1600	
				2/2 (6)	1500	
				3/2 (4)	2000	
	Oceanside North	2/2 (6)	1500			
200 Ocean Road	Apartment	6	Oceanfront	3/3	2300	42
250 Ocean Road	Apartment	6	Oceanfront	3/3	2300	42
300 Ocean Road	Apartment	6	Oceanfront	3/3	2300	42
400 Ocean Road	Townhouse	18	Oceanfront	3/3 (3garden) 3/3 (15)	3600-3800 2600-2800	40
ISLAND HOUSE 400 Beach Road	Studio	105	Oceanfront/Courtyard	1/1	590	44
450 Beach Road	Apartment	25	Oceanfront	3/2 or 3/3 (6)	2000	46
				2/2 (6)	1520	
				2/2 (6)	1590	
				2/2 (3)	1700	
				3/2 (4)	1825	
	Oceanside North & South Oceanside North & South	2/2 (free standing)	1520			
500 Beach Road	Apartment	37	Oceanfront	3/2 or 3/3 (6)	2000	46
				2/2 (6)	1520	
				2/2 (6)	1590	
				2/2 (3)	1700	
				3/2 (16)	1825	
	Oceanside North & South Oceanside South	2/2 (free standing)	1520			
550 Beach Road	Apartment	21	Oceanfront	3/2 or 3/3 (6)	2000	46
				2/2 (6)	1520	
				2/2 (6)	1590	
				2/2 (3)	1700	
				2/2 (free standing)	1520	
	Oceanside South	2/2 (free standing)	1520			

ADDRESS	TYPE OF RESIDENCE	NUMBER OF RESIDENCES	BUILDING LOCATION	BED/BATHS (NO OF UNITS)	APPROX. SQ FEET	PAGE
600 Beach Road	Apartment	37	Oceanfront	3/2 or 3/3 (6)	2000	46
				2/2 (6)	1520	
				2/2 (6)	1590	
				2/2 (3)	1700	
				3/2 (16)	1825	
	Oceanside North & South	3/2 (16)	1825			
650 Beach Road	Apartment	15	Oceanfront	3/2 or 3/3 (6)	2000	46
				2/2 (6)	1590	
				2/2 (3)	1700	
700 Beach Road	Apartment	37	Oceanfront	3/2 or 3/3 (6)	2000	46
				2/2 (6)	1520	
				2/2 (6)	1590	
				2/2 (3)	1700	
				3/2 (16)	1825	
	Oceanside North & South	3/2 (16)	1825			
750 Beach Road	Apartment	24	Oceanfront	3/2 (6)	1900	50
				3/2 (6)	1700	
				2/2 (6)	1600	
				2/2 (6)	1500	
800 Beach Road	Apartment	18	Oceanfront	3/3 (6)	2750	52
				2/2 (12)	2250	
850 Beach Road	Apartment	18	Oceanfront	3/3 (6)	2750	52
				2/2 (12)	2250	
900 Beach Road	Apartment	18	Oceanfront	3/3 (6)	2750	52
				2/2 (12)	2250	
950 Beach Road	Apartment	21	Oceanfront	3/2 or 3/3 (6)	2000	46
				2/2 (15)	1590	
1000 Beach Road	Apartment	18	Oceanfront	3/3 (6)	2700	54
				2/2 (6)	2500	
				2/2 (6)	2400	
OCEAN PLACE						
1050 Beach Road	Apartment	6	Oceanfront	3/4.5	3400-3850	56
1070 Beach Road	Gatehouse	1	Oceanside	3/4.5	3400-3850	
1100 Beach Road	Apartment	6	Oceanfront	3/4.5	3400-3850	
1120 Beach Road	Gatehouse	1	Oceanside	3/4.5	3400-3850	
1150 Beach Road	Apartment	6	Oceanfront	3/4.5	3400-3850	

ADDRESS	TYPE OF RESIDENCE	NUMBER OF RESIDENCES	BUILDING LOCATION	BED/BATHS (NO OF UNITS)	APPROX. SQ FEET	PAGE
OCEANSIDE VILLAGE Dove Shell Lane Cowry Lane Coquille Way Sundial Court	Courtyard Home	50	Oceanside	3/4 or 4/5	3000-3700	58
				3/4	2200	
				3/4.5 (3)	2600	
				3/4 (9)	2200	
				3/4.5 (3)	2600	
SOUTH BEACH VILLAS Beach Road Montego Drive Seaward Lane	Duplex Villa	14	Oceanside	3/3	2300-2600	60
				3/3	2300-2600	
PAGET COURT Paget Court	Courtyard Home	12	Natural Preserve	3/4 (9)	2600	62
				3/4.5 (3)	2200	
SOUTH VILLAGE Sabal Palm Lane Silver Moss Drive Village Lane	Cottage	34	Golf/Lake	3/2	2000-2200	66
				2/2	1200	
	Apartment Townhouse	4 16	Golf/Lake Golf/Lake	2/2.5 (12)	1300	64
				3/3 (4)	1600	
GOLF COTTAGES Silver Moss Drive Shady Oak Lane	Cottage	67	Golf/Lake	2/2 (63)	1600-1900	68
				3/3 (4)	1900-2100	
TENNIS TOWNHOUSES John's Island Drive	Townhouse	20	Golf/Tennis Club	3/3 (14)	1900	70
				2/2 (2)	1585	
				2/2 (4)	1500	
NORTH VILLAGE Sea Oak Drive	Townhouse	35	Golf/Lake	3/3 (23)	1900	72
				2/2 (12)	1500	



John's Island Real Estate Company

Since 1969, John's Island Real Estate Company began with a promise – to focus its efforts exclusively upon the properties within the gates of John's Island, and to carefully foster the superior quality of life upon which the John's Island Community was founded. Their experienced, professional Sales Executives reside in John's Island year-round. As true ambassadors, they take pride in their in-depth knowledge of the John's Island lifestyle, property ownership including equity memberships, fees, assessments and architectural review standards.

John's Island Real Estate Company continues to be the market leader in real estate. Their location within John's Island speaks for the commitment to their community and unmatched understanding of it. Backed by impeccable integrity and outstanding personalized service, the strength of their relationships is the very fabric of their long-term success. And every promotional dollar spent represents only the residences of John's Island.

John's Island Real Estate Company's philanthropic resume reads as a "Who's Who" among nonprofit agencies, and its chairman, Bob Gibb, has been a driving force behind many of the most successful charity agencies including Riverside Theatre, Vero Beach Museum of Art, Saint Edward's School, Indian River Habitat for Humanity, Environmental Learning Center, John's Island Community Service League, United Way and the Indian River Medical Center.

"We are important ambassadors. We introduce people to the fabric of John's Island."

— Robert Gibb, Chairman, John's Island Real Estate Company



JOHN'S ISLAND REAL ESTATE COMPANY – RENTAL DEPARTMENT

Specializing in seasonal and long-term rentals as well as wedding accommodations within the John's Island Community. Their coordinators are fully dedicated to rental properties, giving them a unique edge on the rental market. All rental reservations are made on an application basis with member sponsorship, unless the renter is the guest of a John's Island property owner.

Please call the Rental Department for availability and pricing at 772-231-0289 or email Rental@JohnsIslandRealEstate.com.



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www.JohnsIslandRealEstate.com