


*Fairway Lakes*  
—◆—  
AT VIERA





*Take a Walk through Paradise...  
at Fairway Lakes at Viera*

Imagine a place where lush Florida landscaping and sparkling lakes create an idyllic setting just minutes from the endless activities of the Space Coast. Then, add elegant single-family residences built by Toll Brothers, the nation's leading builder of luxury homes. This is Fairway Lakes at Viera—where luxury meets convenience, and where neighbors become lifelong friends.



# Where Dreams Meet Reality

Fairway Lakes at Viera is a peaceful, gated golf course community in the magnificent master planned town of Viera—where shopping, restaurants, and parks are all within walking distance, and traditional small-town charm defines daily existence. Fairway Lakes at Viera is an ideal place for you and your family to meet new friends and neighbors.

Beautiful lakes and fairways serve as backdrops to the luxurious Country Manor and Mediterranean-inspired homes of Fairway Lakes. Picturesque outdoor recreation areas are nestled among quiet neighborhoods, enabling adults and children alike to enjoy outdoor fun and exercise or leisurely afternoons. At the center of it all is the Duran Clubhouse where residents of Fairway Lakes can enjoy fine dining and neighborhood gatherings. Truly, Fairway Lakes at Viera will offer you a welcome feeling of luxury and relaxation combined with a close-knit sense of community.



## The Good Life on the Space Coast

Central Florida is rich with culture, entertainment and recreation, and Viera is one of the region's best kept secrets. A thriving community with a warm, neighborhood feel, Viera provides a relaxed atmosphere while offering excellent shopping and a wide choice of leisure activities close to home. The heart of Orlando is just 60 minutes away, and the sparkling beaches are even closer. Interstate 95 can be reached within 5 minutes. In addition, Orlando International Airport is conveniently located only 45 minutes from your new home.

Fairway Lakes at Viera is also close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Viera outdoor mall, The Avenue, offers various retail stores, restaurants, and a stadium-style movie theater. In addition, Merritt Island Mall is just 20 minutes away, featuring stores such as Dillard's and Macy's, in addition to many fine specialty shops.

# *Outstanding Community Services*

Serving the community of Fairway Lakes at Viera are houses of worship representing almost all faiths. Excellent medical facilities are also comfortably close. Wuesthoff Medical Center, only 15 minutes from your new home, offers a complete range of medical services. When completed, Viera Health Park will be just 5 minutes away. In addition, the hospitals and medical care facilities of the Orlando metropolitan area, acclaimed worldwide for research and treatment, are very accessible.



## *Unsurpassed Recreation*

The surrounding area offers recreational attractions for the entire family. Several challenging public and private golf courses are located nearby, including Duran Golf Club, Suntree Country Club and Baytree Golf Club. The Brevard Zoo is just 10 minutes from your new home and offers groundbreaking educational opportunities, incredible exhibits and even kayaking expeditions. Just 40 minutes away, Cape Canaveral is home to the Kennedy Space Center, the world's only launch site for the Space Shuttle. The center also provides tours and lectures, as well as a diverse menu of science programs including camps, classes and workshops.

The Space Coast features 72 miles of white sandy beaches. The Intracoastal Waterway and beaches of the Atlantic Ocean, within 15 minutes, provide a year-round haven for sunbathers, boaters, fishermen, snorkelers and other water

sports enthusiasts. Lush, beautifully maintained local parks where you and your family can enjoy swimming, hiking, picnicking, and canoeing year round are also located within minutes of your new home. Various state parks in Brevard County invite visitors to learn about the freshwater marsh ecosystem through guided tours and lectures, launch canoes for water exploration, or bicycle, hike or ride on horseback along the scenic trails.

Professional sports are also close by. The Orlando Magic basketball team makes its home in Central Florida. The Space Coast Stadium, within walking distance from your new home, hosts the Washington Nationals spring training and an array of events throughout the year.



# *Education / s a Top Priority*

Brevard County schools provide an atmosphere where students learn to think critically, solve problems and enrich the world in which they live. From primary to post-secondary education, the Brevard County School District offers a variety of educational experiences that prepare students for the future. In addition to core academic classes, the curriculum includes performing and fine arts courses, gifted and exceptional student programs, and advanced placement courses. Brevard County also boasts 70 "Grade A" schools. A brand new high school will be located within the community of Viera itself, serving students in grades 9 through 12. In addition, there are several excellent private schools in the area, including Beth Yada, Divine Mercy, and Brevard Christian School to name a few.

The Brevard County campuses of Barry and Webster Universities are both less than 45 minutes away. Nearby, Brevard Community College and the Florida Institute of Technology offer graduate and undergraduate programs, as well as continuing education, just minutes from your new home. These fine schools feature outstanding programs in a variety of fields with a wide diversity of day and evening courses to accommodate students of all ages.



## *A n A rea of Unequalled Beauty*



In Fairway Lakes at Viera, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Fairway Lakes at Viera.

# A Name That Means Luxury Living

At Toll Brothers, we build more than homes, we build *communities*. For nearly 40 years we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends. Toll Brothers is there—in the smallest finishing details of your home, in the setting that makes your home part of a neighborhood, and in the neighborhoods that create your community.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. We are honored to have won the three most coveted awards in the home building industry: *America's Best Builder*, *National Builder of the Year*, and the *National Housing Quality Award*. In addition, we have recently been chosen as the *First Place Winner for Innovative Product Design* in the Big Builder Apex Awards—where we were also recognized for Leadership and Management, and Operational Excellence; and named as one of the Most Admired Big Builders of the Year.

But our greatest reward comes from the recognition we receive from our homeowners. As the nation's leading builder of luxury homes, we take pride in creating homes that are as beautiful to look at as they are comfortable to live in. Each Toll Brothers home offers a combination of quality materials and superior design, where every detail is meticulously crafted and every enhancement you select is seamlessly added to create a customized home that is uniquely yours.

## CONVENIENT HOME SERVICES FOR ONE-STOP SHOPPING!

Toll Brothers subsidiaries offer a full range of home services to better serve you and maximize your time.

**TBI Mortgage** has an understanding of the home buying process that no other lender can match. We have considerable access to a national marketplace for mortgage funds, and can provide flexible terms and alternatives not generally offered by other lenders. We continuously monitor the mortgage market to ensure that the very best programs are available at preferred rates.

**Westminster Security** will provide a home security system as a standard feature in your home, at no cost, with the purchase of a three-year monitoring agreement. Upgraded home security systems are available, with the purchase of a monitoring agreement, at a discounted cost. Ask your salesperson about our competitive rates.

## THE TOLL BROTHERS BUYER SATISFACTION PROGRAM

Our ultimate goal is for you to move into a home built to the highest standards. To make sure your home meets your expectations, we offer a unique two-step pre-settlement orientation program. The first orientation takes place five to seven days before settlement, utilizing Toll Brothers' detailed checklist as a guide. Then, once again prior to settlement, you'll inspect your home to see that every item you noted at the first orientation has been addressed. The result is that you can entertain guests as soon as you move in! To give you lasting peace of mind, we also give you a ten-year limited warranty.

## TOLL BROTHERS IS PROUD TO HELP PRESERVE OUR ENVIRONMENT

At Toll Brothers, we believe that preserving the natural environment is an integral part of creating a community you'll be proud to call home. We take our commitment to environmental stewardship seriously.

Nationwide, Toll Brothers encourages environmental awareness and protection by partnering with conservation groups such as The National Wildlife Federation and The Audubon Society. Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations to come.

The homes we build are specifically designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating the existing hills, trees and ponds.

As part of our award-winning conservation efforts, where possible we have saved and subsequently transplanted thousands of existing trees, preserved peaceful creeks and restored sparkling ponds—and we've created community walking trails so residents can enjoy these tranquil settings.

Toll Brothers, a fortune 500 company, is the nation's premier builder of luxury homes and is currently building in Arizona, California, Colorado, Connecticut, Delaware, Florida, Illinois, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Pennsylvania, Rhode Island, South Carolina, Texas, Virginia and West Virginia. With this experience behind us, you can be assured that your new home here in Fairway Lakes at Viera will be a source of pride and satisfaction for many years to come. Toll Brothers, Inc. is the successor to three generations of home builders and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).







**NATIONAL HOUSING  
QUALITY AWARD**  
National Association of Home Builders  
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OF THE YEAR**  
Professional Builder  
Magazine

**Toll Brothers**  
America's Luxury Home Builder™



### Directions

From I-95, exit at Wickham Road (Exit 191). Travel west to Stadium Parkway and turn right. The entrance to Fairway Lakes is 1/2 mile on left.

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