

THE COMMUNITY

How many homes will be built in The Islands? The Islands will have 178 homes when sold out with approximately 1/3 of the remaining homesites currently available for purchase.

What are the sizes of your homesites? Most individual lots range in size from ½ to 1 acre. We also have double lots that range in size from 1 to 1 ½ acres.

Are all the homesites waterfront? About 90% of the homesites are waterfront, the other 10% are preserve homesites that backup to the natural surroundings, lakes and ponds.

What types of homesites do you have? We basically have four types of homesites. They are Preserve, Harbor, Riverview and Direct Riverfront.

Can I have a boat dock? Yes, we have a boat dock available for all waterfront homesites with most homesites being pre-approved for a boat dock behind the home. We have three types of docks available – boating (for boaters), observation (for non-boaters desiring the extra outdoor space) and marina slips (for boaters that own lots that are not approved for boat docks).

Do you have to have a boat? Only about 50% of our buyers are boaters when they purchase in The Islands. Many of the remaining residents decide to get into boating after they move in the Community.

What is the River Lodge? It is the center of all the action where residents and their guests gather regularly. Watch beautiful sunrises while collegiate rowing teams practice on the Manatee River. Inside, it has a great room with a grand fireplace, seating areas, televisions, catering kitchen, card tables and board games. In addition, a fitness center including state-of-the-art cardio and weight-training equipment is available. Out back are the fire pit, barbecues, putting green and bocce ball court along with the expansive covered patio overlooking the riverfront and park. Ask one of our Community Representatives for the latest copy of [The Islander](#) newsletter for a list of activities.

Who is the Developer? The Developer is The Islands Development Group with its principal offices in Coral Gables, Florida. They have been developing marinas and luxury resort style golf and boating communities in the area for over 30 years. Their investment in The Islands is debt free so you are assured of continued financial stability.

THE RESIDENCES

Who builds the homes in The Islands? We have assembled a group of Preferred Builders to select from and that represent the finest builders in our area. We also allow our buyers to bring in a builder of your choice. Ask one of our Community Representatives for a copy of [The Islands Builders Guide](#).

Do you have a minimum size requirement for the homes? Yes, depending on the neighborhood and lot location, the minimum ranges from 2,800 to 3,800 square feet.

Is there a specific style the homes you require? The style of home varies on which neighborhood it is located in. Harbourside requires that the home must be either West Indies or Spanish Colonial style. Rio Vista Estates and Rive Isle homes are approved based on their architectural merit which allows for a broader choice in style.

THE BOATING

How deep are the waters in the area? The Harbors in the community average 6 feet deep and the river has a marked boating channel that is maintained to at least 6 feet deep and up to 18 feet deep in areas leading to the Gulf of Mexico.

How far is the Manatee River from the residences? You are already there, the river runs through The Islands community.

How is the fishing in the area? Great, many of our residents take advantage of the many outstanding fishing options from inshore flats and river fishing to offshore fishing in the Gulf of Mexico.

Is the water fresh or salt water? All the waters are saltwater and are teeming with saltwater species for fishing in addition to dolphins and manatees.

Are there other activities that we can do on the river besides fishing? Of course, there is a designated sports area on the river adjacent to The Islands where you can water-ski and wake board. There are also miles and miles of tributaries off the Manatee River with untouched nature to explore by kayak, canoe and paddle board.

What if I am a non-boater and decide to get a boat? We are here to help. Our staff is more than happy to assist you in the selection of the right boat. In addition, the Coast Guard Auxiliary provides free training sessions to make sure you know everything about operating it. Of course, you always have the option to discuss your choice with your helpful neighbors.

Do you have dock and dine restaurants nearby? Yes, lots of great waterfront restaurants are located between The Islands community and the Gulf of Mexico, including many along the Downtown Bradenton Riverwalk. Ask one of our Community Representatives for [The Islands Dock & Dining Guide](#).

THE GOLF

What about golfing options? Residents of The Islands who are primed for a day on the links can choose from among scores of beautiful and challenging world class golf courses nestled nearby, all designed to take full advantage of exquisite views of the natural surroundings in addition to their superb country clubs. Everything from the Ritz Carlton to great private, semi-private and public courses are nearby. Ask one of our Community Representatives for a copy of [The Islands Golf Guide](#).

How close is the nearest golf course? We have two country club courses that are nearby, including one that you can be reached by boat. The other country club course, which is currently going through an entire remodel including the buildings and the course, is accessible without leaving The Islands gates.

To learn more about The Islands current inventory, pricing, and home build program, visit our website at www.ExploreOurIslands.com or call (941) 776-1729 to speak to a Community Representative. Models open daily at 11831 River Shores Trail, Parrish, FL 34219.