

Tour The Breakers Today Our Largest 3 Bedroom Townhome!

This welcoming and spacious 3 Bedroom + Loft, 2.5 bath townhome features over 1,800 square feet including a true foyer, leading to an open-concept living & separate dining room and stunningly designed kitchen with oversized breakfast bar...a chef's dream! An adjacent 2-car garage provides additional storage space and easy access from a day of shopping.

Other amazing features include a spectacular master bedroom suite with all 3 bedrooms privately situated on the 2nd floor also includes spa-inspired en suite bathroom and spacious master closets, the perfect fit for any shoe lover!

This townhome offers something for everyone in the family, all within a private gated community on the West side of Collier Boulevard and less than 20 minutes to the beach, wonderful shopping, and I-75.

The Perfect Private Community

Vanderbilt Reserve is redefining townhome living in beautiful North Naples. Our brand-new, luxury townhome models offer all the space, privacy, and livability you love about single-family homes, with the convenience of maintenance-free living. Visit our community to tour five totally unique designer-decorated models, now open and ready to wow you! Our Sales Team can help you envision



Nest Smart thermostat, Kwik-set smart entry door deadbolt, Wi-Fi enabled garage door opener, and much more. When it's time to step out and have fun, Vanderbilt Reserve has wonderful amenities in the lakefront clubhouse, such as a wonderful pool and Jacuzzi outside, and a modern fitness center inside that you can enjoy seven days a week.

Our North Naples location puts you minutes from white-sand beaches and offers easy access to great shopping, attractions, and amenities. Close by are premier golf courses, top-rated schools, public parks and recreation areas, airports, major highways, and leading medical centers.

Get Ready to Fall in Love

Brand-new townhomes at Vanderbilt Reserve start in just the low \$300,000s. This is an

INCREDIBLE deal for owning in Naples, which has been repeatedly voted the nation's happiest and healthiest city.

If you missed our Model Grand Opening Event, schedule a private tour today of all five model townhomes, including our two newly added floor plans, The Stanford and The Sagamore. Our sales team would love to show you the possibilities of life at Vanderbilt Reserve!

Vanderbilt Reserve Sales Center
7419 Pristine Drive, Naples, FL 34119
239-747-1780

VanderbiltReserveFL.com

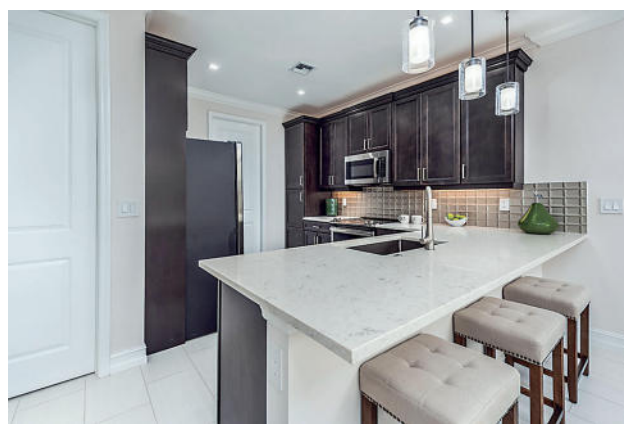
what your townhome will look like, from the view to the layout, fixtures, finishes and more.

Inspired by the warm, classic architecture of the British West Indies, Vanderbilt Reserve embodies the Gulf Coast resort lifestyle and is perfectly situated near top-rated Naples schools, premier shopping and dining, and picture-perfect Gulf coast beaches.

Our private community offers five spacious, open-living floorplans for your new home, and every residence exudes the craftsmanship and meticulous attention that SobelCo is known for. Open-concept floorplans offer deluxe features and finishes such as granite and stainless-steel kitchens, oversized tile flooring, raised panel interior doors, nine-foot ceilings, large glass sliders, his-and-hers bathroom vanities, and designer fixtures, to name a few.

One of the most noticeable features in every townhome is the open concept floor plan. This gives your home a larger feel, with kitchens, dining rooms and living rooms that all flow together, keeping everyone effortlessly connected while offering enough space to have diverse experiences in the same space. First-floor master suites also allow you and your guests to enjoy a sense of comfort and privacy when it's time to relax.

Every townhome comes equipped with the latest Smart Home features on the market. This includes the newest



NEW LUXURY TOWNHOMES IN NAPLES

TOUR ALL 5 DESIGNER DECORATED MODELS, NOW OPEN!

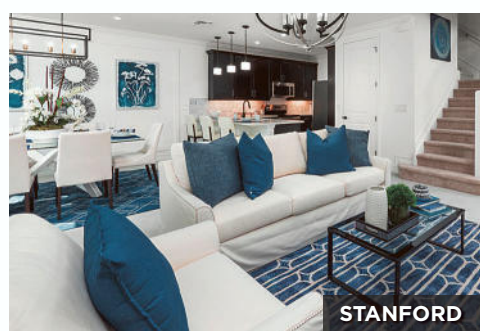
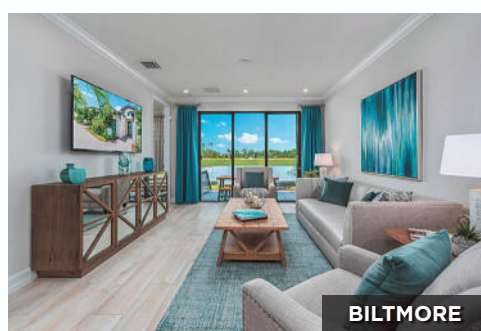
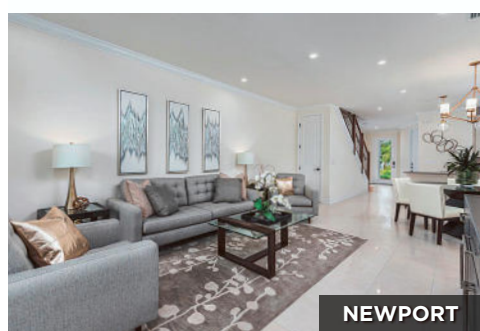
**PRICING
STARTING
IN THE LOW
\$300,000s**

**BREAKERS
LARGEST 3 BEDROOM RESIDENCE!**

- Premier Naples location
- Private, gated community
- Glimmering lake and preserve views
- Lush tropical landscaping
- State-of-the-art fitness center

- Lakefront clubhouse with lifestyle pool & Jacuzzi
- Multi-purpose event space
- 5 spacious floorplan options, including 3 with first-floor master suites
- Designer selected interior features and finishes
- Low HOA Fees of only \$260 per month

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VANDERBILT RESERVE
NAPLES
VANDERBILTRESERVEFL.COM
239.747.1780
7419 PRISTINE DRIVE, NAPLES, FLORIDA 34119



**2-STORY | 3 & 4 BEDROOMS | 2.5-3.5 BATHROOMS | 2-CAR GARAGES | 1,643-2,025 A/C SQ FT
3 FLOORPLANS WITH FIRST-FLOOR MASTER SUITES**

VISIT OUR SALES CENTER, OPEN DAILY: MONDAY - SATURDAY 10AM TO 6PM | SUNDAY 11AM TO 5PM



All prices are subject to change at any time without notice. Plans, elevations, specifications, features, colors, designs, dimensions and materials are all subject to availability, and subject to change or substitution at any time and without notice. SobelCo expressly reserves the right to make modifications, revisions and changes as may be required for lot fit or by governmental bodies and law, or other reasons as set forth in the Purchase Agreement. Illustrations of elevations are artist's depictions only. Stock photography includes stock images and is used to depict the spirit of lifestyle and not for specific references. For more information consult a sales representative. CB0017578

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SobelCo