



# Brand New Townhomes Just Released

**H**ere's some great news to kick off the New Year: Two new buildings at Vanderbilt Reserve have just been released and are now open for sale! Both buildings offer a variety of floor plans and boast lake and preserve views, so you'll be sure to find the new townhome of your dreams. Every residence boasts spacious layouts, gorgeous views and plenty of options for making your townhome unique.

**WHERE EVERY HOME HAS IT ALL**

No matter which floor plan you choose, you'll enjoy features such as a private two-car garage, beautiful open-concept living and dining areas, an oversized kitchen breakfast bar, and extra-large closets in your ground or second level owner's suite, as well as a wonderfully private master bath.

If you're thinking about a new residence or vacation home, every townhome at Vanderbilt Reserve comes with standard features such as impact windows, decorative pavers on all hardscaping, nine-foot ceilings, ceiling fans, granite counters, stainless-steel appliances, and so much more.

**IT'S ALL ABOUT CAREFREE LIVING**

With shimmering water views, beautiful outdoor patios and other great amenities, the Vanderbilt Reserve lifestyle is all about carefree living, relaxation and convenience.



Residents will be able to enjoy a quick workout in the future fitness center before a sun-filled day at the beach or head into town for some shopping and world-class dining at Mercato Shops and along the vibrant Fifth Avenue South. After all, Naples continuously tops lists of Florida's best places to live.

**WORLD-CLASS AMENITIES, REAL-WORLD FEES**

One of Vanderbilt Reserve's many great features is its low homeowners' association fees. Enjoy plenty of privacy and amenities, including the community's future social hub, a 4,000+ SF Clubhouse, currently under construction. Once complete it will feature a beautiful pool and Jacuzzi, expansive outdoor sundeck, state-of-the-art fitness center and multipurpose event space, this lifestyle-driven community will help you get into the resort-style mindset all year-round.

**FIND YOUR NEW TOWNHOME**

Inspired by the warm, classic architec-



ture of the British West Indies, Vanderbilt Reserve embodies Gulf Coast resort-style living. It's perfectly situated near top-rated Naples schools, premier shopping and dining and picture-perfect beaches. Every Vanderbilt Reserve residence exudes the craftsmanship and detail that Sobel Co 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-her bathroom vanities and designer fixtures, to name just a few.

**SO MANY WAYS TO FALL IN LOVE**

Ready to see more? Our sales center is open daily, so reach out to schedule your in-person tour. 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.

Vanderbilt Reserve Sales Center  
7419 Pristine Drive, Naples, FL 34119  
239-323-7862  
VanderbiltReserveFL.com

# NEW LUXURY TOWNHOMES IN NAPLES



**TOUR ALL 5 DESIGNER DECORATED MODELS TODAY!**



**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 | FROM THE LOW \$300s**

- Private, gated community in a premier Naples location
- Lakefront clubhouse with lifestyle pool & Jacuzzi
- State-of-the-art fitness center & multi-purpose event space
- Designer selected interior features and finishes
- 5 spacious floorplan options, 3 w/ first-floor master suites
- Low HOA Fees of only \$260 per month
- Glimmering lake and preserve views
- Lush tropical landscaping



VANDERBILT RESERVE  
NAPLES

7419 PRISTINE DRIVE, NAPLES, FLORIDA 34119 | 239.323.7862 | VANDERBILTRESERVEFL.COM

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. CBC017578

DEVELOPED BY  
**SobelCo**