

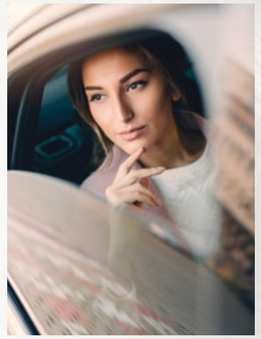
ARTIST'S CONCEPT



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Rising over the sparkling waters of Estero Bay as it stretches towards the Gulf of Mexico, The Island is a captivating statement for Southwest Florida luxury living. Ideally located on its own private cay, tucked away within the prestigious master-planned community of West Bay Club, this exclusive collection of 86 residences delivers exceptional architecture and design, limitless views, masterfully executed finishes and features, and an extensive array of building and community amenities that are simply unmatched anywhere else in the area. For those who desire the pinnacle of coastal living, we present The Island at West Bay, a singular destination for the discerning few.

ARTIST'S CONCEPT



A MONUMENT TO PERFECTION IN ESTERO

From the moment you drive through the West Bay Club gatehouse and across the bridge to The Island, it is clear this is an address like no other you have ever encountered. The 24-story architectural masterpiece is timelessly beautiful with a striking silhouette. Inspired by Florida Coastal design yet built for contemporary modern lifestyles, residences are open, spacious, and seamlessly connected to the acres of protected nature preserves, calm waters, and breathtaking vistas that surround them. Whether from glass-framed balconies, the lavish pool deck, or numerous graciously appointed outdoor areas, every aspect of The Island celebrates a beautiful natural setting with effortless elegance.



ARTIST'S CONCEPT





A LIFESTYLE THAT RISES ABOVE IT ALL

The Island will be the final neighborhood built within the prestigious community of West Bay Club – and the best has most certainly been saved for last. In addition to a masterfully-executed design, owners here will enjoy amenities and services that enrich every moment.



BEYOND RESORT-STYLE LIVING

Created to rival the finest hospitality destinations in the world, the building amenities at The Island are centered around making everyday life as carefree and rewarding as possible.

ARTIST'S CONCEPT

Surrounding The Island's main residential tower is a host of outdoor amenities designed to promote healthy living, overall wellness, and especially the carefree delights of life on Florida's West Coast. Fresh air, connection to nature, glorious sunshine, and sophisticated fun are all part of it.



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For those fortunate enough to call The Island at West Bay home, the sky is not the limit – it is just the beginning. Stretching across the 24th level rooftop is a private retreat filled with additional pleasures and thoughtful extras just for owners and their guests. From this vantage point, the Gulf of Mexico stretches out towards an infinite horizon, the lush estuary landscape of Estero Bay unfolds in all directions, and the dazzling sunsets of Florida's West Coast are right in the palm of your hand.



ARTIST'S CONCEPT



YOUR OWN PRIVATE ISLAND AWAITS

Graciously sized and lavishly appointed, the residences at The Island are like owning a home in the sky. At just four residences per floor, each residence enjoys a preferred corner position ensuring privacy and panoramic views, every day.

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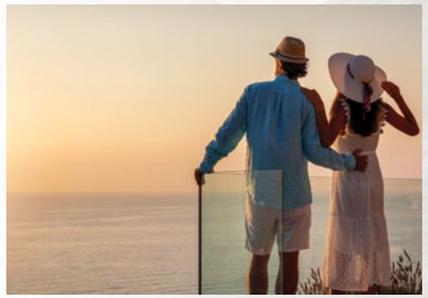

ARTIST'S CONCEPT

These are sophisticated dwellings designed for real life, with open great room floorplans and spacious layouts to match. Entertain, welcome visiting family and friends, or simply delight in the comforts of home... there is room for it all.


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Here, huge wrap-around terraces are like additional living rooms, complete with water views from every angle and optional summer kitchens. It's the ideal Southwest Florida indoor-outdoor lifestyle all year round.

THE RESORT LIFESTYLE IN YOUR OWN BACKYARD

Once you live at The Island, you'll never want to go anywhere else. Everything you want is a short walk, bike ride, or golf cart ride away. That includes The Bay House — a comprehensive fun and entertainment venue devoted to enhancing resident lifestyle.

The Beach Club

No other community or club membership in the area has a brand-new private Beach Club right on the shores of the Gulf of Mexico. Enjoy residents-only beach parking and beach access, along with towel and beverage service. The all-new Beach Club, which is currently under construction, will also offer a full-service restaurant and beachfront bar overlooking the Gulf, with fresh seasonal cuisine and indoor and al fresco dining.





The Bay House

Cool off on warm sunny days at a tropical aquatic destination that features a Junior Olympic-sized resort pool, jetted hot tub, kids splash pad, and palm-lined patio. Or, enrich your days with curated activities like art, cards, mahjong, and even culinary classes held in an elite-level demonstration kitchen.

Those who enjoy staying active and honing their physique need look no further than the 2,000 square-foot poolside fitness facility, one of the largest and most comprehensive in the region. Work out on your own with the latest cardio and strength training equipment or join one of many scheduled classes led by expert instructors. Steam rooms and private spa treatment rooms are also available whenever a relaxing wind-down is needed.

Of course, no visit to The Bay House is complete without a tasty treat from the Aqua Café. This friendly indoor/outdoor bistro is perfect for lunch or dinner by the pool, a quick bite after a game or activity, or for meeting up with friends and neighbors.

It's all right in your backyard.

The Tennis Center

Known as “The Net” to all who call West Bay Club home, the Tennis Center is a full-service recreation and training center for players of every age and skill level. Eight Har-Tru® tennis courts mean it’s always the right time for a match, even after the sun goes down. In addition to independent play, a highly trained staff of tennis professionals is available for one-on-one lessons, group clinics and camps, round robins and social tournaments, and private coaching for those seeking to take their game further. It’s an environment where the challenge and fun of tennis truly comes to life.





The Sports Park

Framed by large shade trees and quiet surroundings, the Sports Park is the scene for lively outdoor games and recreation. Six pickleball courts are home to various leagues, tournaments, and mixers. Bocce courts are lit for the perfect game morning, afternoon, or evening. Dedicated yard game spaces for bean-bag tosses and horseshoes provide fun for all ages. And even family pets get to enjoy themselves with two separate dog parks for smaller and larger dogs.

The River Park

Set on the shores of the Estero River with access to Estero Bay and the Gulf of Mexico, the West Bay Club River Park is a convenient launch point for boating, kayaking, canoeing, fishing, and countless other water-based pursuits. As well, its unique riverfront position makes it a lovely place to picnic at one of the shaded pavilions, take little ones to the children’s playground, or stroll the butterfly garden. For a little more adventure, there is also a basketball court, an open event field, and Vita Course track with activity stations.







THE ULTIMATE STAYCATION AT YOUR FINGERTIPS

Widely regarded as one of the most desirable communities in Florida, West Bay Club lives like your own private resort and country club. Residents of The Island will enjoy exclusive access to private dining and activities available only to the Members.

The Golf Clubhouse

Tasteful encounters are always on the menu at West Bay Club's Golf Clubhouse. Whether it's the expert culinary artistry and hand-crafted cocktails at the Golf Clubhouse, or the friendly pub fare at The Niblick 19™ hole grille and lounge, you'll savor every moment spent with fine food, great drinks, and good friends.

Optional Golf Memberships*

For those that love to hit the links, the West Bay Club is home to a championship Pete Dye-designed course, often regarded as one of the top in Southwest Florida. Owners at The Island have access to a limited number of golf memberships.

* Golf Club Initiation Fees apply

A COASTAL COMMUNITY LIKE NO OTHER

The timeless appeal of Southwest Florida is simply undeniable. Nowhere else has such a utopian mix of gorgeous weather, cosmopolitan dining and shopping, rich arts and culture, calm Gulf waters, and convenient access to all of Florida's West Coast highlights. Estero takes all those features a few steps further by also adding serenity, spaciousness, and an uncrowded neighborhood atmosphere that's delightfully outside core downtown areas, but close enough to enjoy city moments any time you desire. Estero is just 15 minutes from Southwest Regional International Airport and a short drive away from popular destinations like Naples, Sanibel Island, Captiva Island, and Fort Myers.









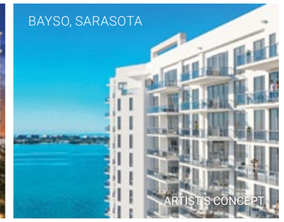
















DEVELOPED BY ACCLAIMED VISIONARIES

Kolter

Winner of numerous industry awards, Kolter has introduced a vision for luxury that is continually raising expectations for homebuyers and establishing new standards for the industry. Committed to "Creating Better Communities," the company brings over twenty years of innovative residential development to each new endeavor. Kolter recognizes that with each new home sale, there is an inherent commitment to deliver not just a quality residence, but a unique, amenity-rich lifestyle. With that in mind, the company strives to deliver the most sought-after, energy-efficient designs, complete with the best finishes and amenities. Kolter has completed and is in the process of developing in excess of $6.3 billion in residential projects, including 6,900 exceptional condominium and townhome residences in waterfront, water view, and amenity-rich walkable urban locations. Kolter has a strong record developing residences located in some of the most desirable locations in Florida and the Southeast United States, including Sarasota, St Petersburg, Tampa, Atlanta, the Palm Beaches, and Fort Lauderdale.

For a story as rich as that of West Bay, each chapter has been an exciting step towards creating a legacy of luxury. The Island is the final installment of that lifestyle —and the best has most definitely been saved for last.

Just like all other West Bay neighborhoods, there is only one chance to make The Island your own. If ever you've waited for the perfect moment in the perfect place to come along, then right now is the perfect time.

We invite you to call this Island your home.

THE Island
West Bay Club

22050 S. Tamiami Trail, Estero, FL 33928

Broker Participation Welcomed and Encouraged. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE. Prices, services, terms, and availability are subject to change at any time without notice. Images are artist's renderings and may not represent the final building. Furnishings and fixtures are for display purposes and are not included with the residence. Actual improvements, including, recreational facilities and amenities, may vary from those shown. The project has been filed in the state of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation requires prior qualification.

KOLTER URBAN