PALM BEACH GARDENS *Guide*

NEWEST MASTER-PLANNED COMMUNITY



2026

NEW CONSTRUCTION BUYER'S GUIDE

PRESENTED BY

SANTAROSSA

Table of CONTENTS

03 WELCOME TO AVENIR

04 AVENIR TOWN CENTER

05 LIFE AT AVENIR

06 KOLTER HOMES

07 GL HOMES

08 DIVOSTA

09 WL HOMES

10 TOLL BROTHERS

11 AKEL HOMES

12 KENCO COMMUNITIES

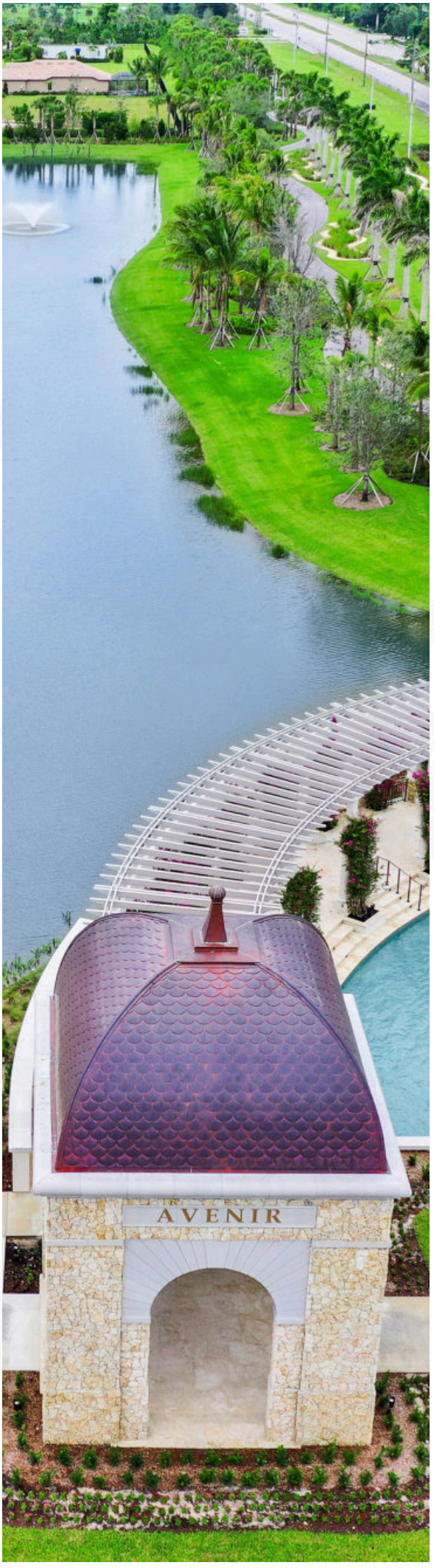
13 PANTHER NATIONAL

14 BUYER EDUCATION

16 WHY WORKING WITH GINO

17 YOUTUBE CHANNEL

18 SOCIAL MEDIA LINKS



WELCOME TO AVENIR

Avenir is a 4,752-acre master-planned community on the western edge of Palm Beach Gardens, developed by Avenir Development, LLC. It was built around a different idea than most new communities: instead of maximizing density, more than half the land — over 2,400 acres — is permanently preserved as open space.

The Preserve

Avenir's nature preserve connects to a much larger corridor of protected land, linking Loxahatchee Slough Natural Area and Grassy Waters Preserve to the south and east, and extending north to Jonathan Dickinson State Park and west toward the DuPuis Management Area and Lake Okeechobee. Over 100 plant and animal species live across the preserve's mix of native habitats, with miles of trails for walking, jogging, and biking.

The Farm & Dog Parks

A working farm inside Avenir supplies fresh, organic produce to the community's own restaurants and stores. Three dog parks are planned across the community, and golf cart paths connect nearly everything, so getting around doesn't always require a car.

Healthcare, Close to Home

Health Park at Avenir, a joint venture with Jupiter Medical Center, broke ground in mid-2026. It will bring a 53,000 sq ft neighborhood hospital with up to 29 inpatient beds, an emergency department, four operating rooms, and imaging, plus nearly 75,000 sq ft of medical office space — all inside the community. Fire Station 6 is already open and serving Avenir residents.



AVENIR MASTER PLAN





AVENIR TOWN CENTER

Avenir's Town Center is the commercial heart of the community — roughly 200,000 sq ft of retail at full build-out, with up to 1.8 million sq ft of office space approved for the long term. The city has approved as many as 29 buildings for the full district.

OPEN NOW

Publix anchors the Town Center at 48,387 sq ft, having opened on May 21, 2026 — notably a rebuild, after an EF-3 tornado tied to Hurricane Milton destroyed the nearly-finished original building in October 2024. Alongside Publix and Publix Liquors, Walgreens anchors the other end of the center.

- Dining: Seppe Pizza Bar, Field of Greens, Smoke and Maple Restaurant, Taki Kappo Omakase, H&H Bagels, Sloan's Ice Cream
- Services & Retail: Venetian Nail Spa, Man Cave Barber Shop, Kevin James Salon, Marciano Optique, deFabrique Aesthetic Dentistry, Miles Art Gallery

WHAT'S COMING

As Avenir's population grows, expect additional retail, dining, and the balance of the approved office space to come online in phases over the next several years.

LIFE AT AVENIR — THE CLUBHOUSES

Avenir is built around two major amenity centers, each serving different neighborhoods on opposite sides of the community.





BLUE HERON CLUBHOUSE

A 16,000 sq ft clubhouse with a resort-style pool featuring waterfalls, an 8-person spa, a 2-lane lap pool, poolside cabanas and pavilions, eight tennis courts, and six pickleball courts.

Serves: Solana Bay, Coral Isles, Watermark, La Terre, and Windgate



WATCH MY VIDEO ABOUT IT:

GREAT EGRET CLUBHOUSE

A larger, approximately 28,000 sq ft clubhouse serving Avenir's western neighborhoods, with a sprawling lobby lounge and bar, a state-of-the-art gym, a group fitness studio, a large indoor sports complex, a nail salon, massage rooms, and men's and women's sauna, steam, and locker rooms.

Serves: Apex, Avondale, L'Ambiance, and the WL Homes communities (Stone Gate, Longview, Lake Ridge)

Regency at Avenir (Toll Brothers, 55+) has its own private, residents-only clubhouse, The Pearl, separate from Blue Heron and Great Egret.

THE BUILDERS



KOLTER HOMES®

Esprit at Avenir
55+ Community

Starting Price: From $844,990
Size Range: 1,968 – 3,274 sq ft

- Six floor plans
- Gated, single-story living for active adults
- Resort-style amenities designed for the 55+ lifestyle

L'Ambiance at Avenir
Gated, All Ages
Starting Price: $824,990 – $2,479,990
Size Range: 1,968 – 3,274+ sq ft

- Gated community
- Access to the Great Egret Clubhouse



WATCH MY VIDEO ABOUT IT:

GL HOMES®



Apex at Avenir
Avenir's Largest Community — 900+ Homes Planned

Starting Price: From $914,900
Size Range: 1,905 – 6,792 sq ft
HOA: $416/month

- Resort-style pool, on-site restaurant, and racquet club
- Access to the Great Egret Clubhouse
- Wide range of floor plans from starter to estate-sized



WATCH MY VIDEO ABOUT IT:

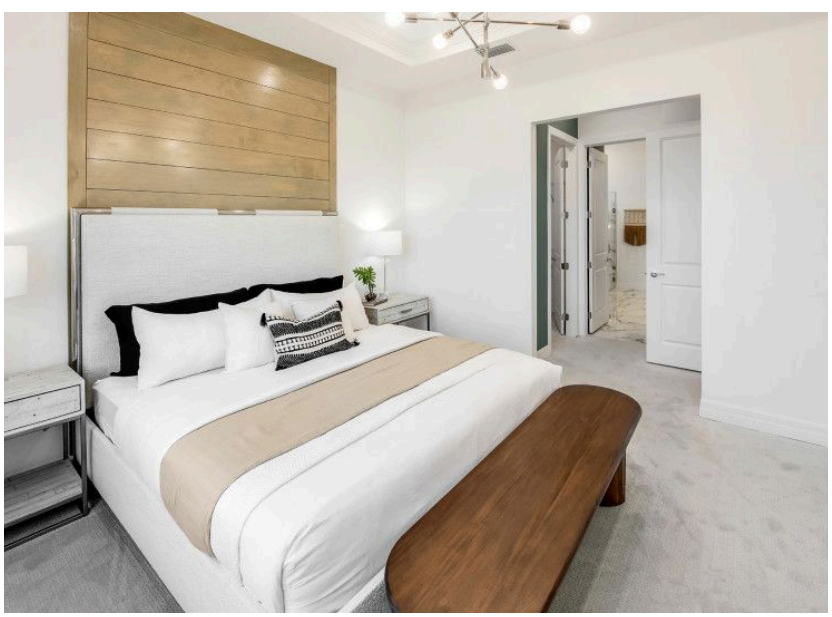
DiVOSTA®



Avondale at Avenir
Gated, All Ages — 390 Homes Planned

Starting Price: From the $830s
Size Range: One- and two-story designs
HOA: $416/month

- Two distinct home collections
- Private clubhouse access, lap pool, and sport courts
- Access to the Great Egret Clubhouse



WATCH MY VIDEO ABOUT IT:



WL HOMES

Avenir's Own In-House Luxury Builder



Avenir's Own In-House Luxury Builder

Lake Ridge

- **Starting Price:** From $969,900
- **Size Range:** 2,600 – 4,400+ sq ft

Longview

- **Starting Price:** Priced per plan — ask for current pricing
- **Size Range:** 3,600 – 5,992+ sq ft
- Estate-scale homesites

Stone Gate

- **Starting Price:** Priced per plan — ask for current pricing
- **Size Range:** 3,000 – 5,400+ sq ft

Combined pricing across Lake Ridge, Longview, and Stone Gate ranges from $969,900 to over $2.5 million. Access to the Great Egret Clubhouse.



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®



Regency at Avenir — Palms Collection
55+ Community

- **Starting Price:** From $664,995
- **Size Range:** 1,883 – 2,421 sq ft

Regency at Avenir — Tradewinds Collection
55+ Community

- **Starting Price:** From $954,995
- **Size Range:** 2,500+ sq ft

Regency has its own private, residents-only clubhouse — The Pearl — with a pool, spa, fitness and wellness studios, and social spaces.



WATCH MY VIDEO ABOUT IT:

AKEL HOMES®





Solana Bay
Gated

- **Starting Price:** From the mid-$800s
- **Size Range:** Ask builder for current floor plan sizes

Regency at Avenir — Tradewinds Collection
55+ Community

- Built around Avenir's largest lake
- Access to the Blue Heron Clubhouse

WATCH MY VIDEO ABOUT IT:

Kenco Communities
at AVENIR



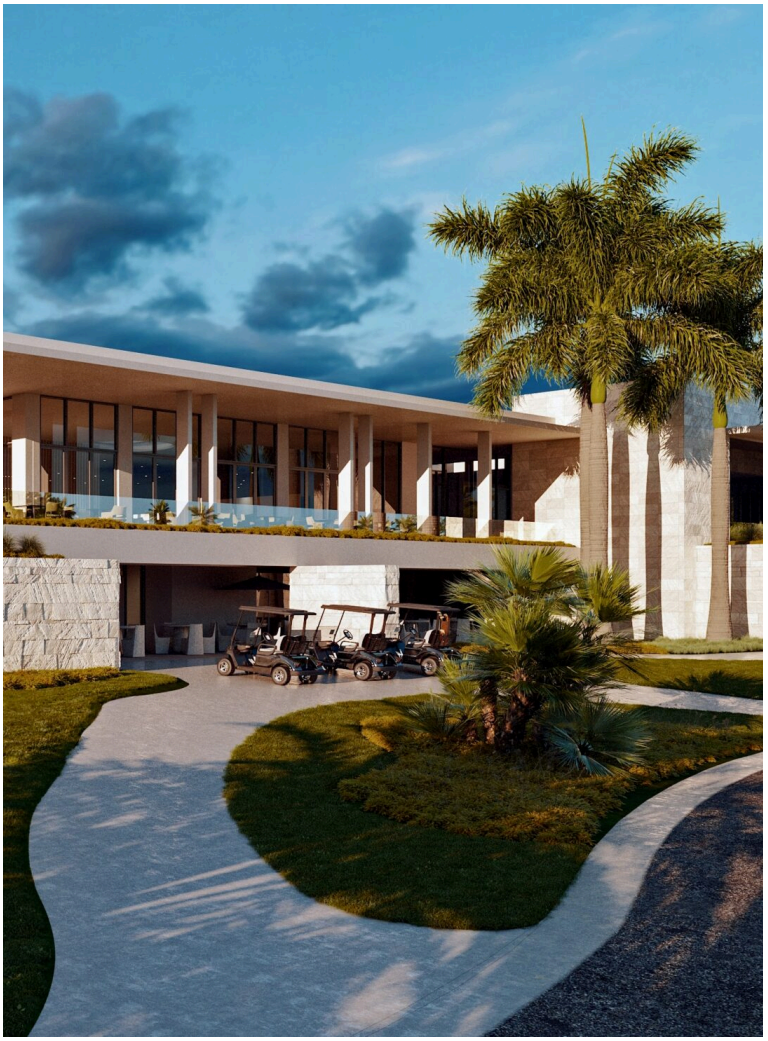
Coral Isles at Avenir
Avenir's Largest Estate Homes

Starting Price: From $1,824,900 to $3,264,577
Size Range: Quarter-acre homesites, 3,247 – 7,858 sq ft, 3-8 baths

- Avenir's largest single-family homesites
- Access to the Blue Heron Clubhouse
- Near Avenir's working farm and nature trails



WATCH MY VIDEO ABOUT IT:



PANTHER
NATIONAL

Private Golf Estate Community



Panther National Golf Estates
Custom & Signature Estates

- **Starting Price:** $3,000,000 to over $12,000,000+
- **Size Range:** Custom and signature estate floor plans

- Over 200 estates on roughly 400 acres, surrounded by Avenir's 2,400+ acre preserve
- Championship course designed by Jack Nicklaus and Justin Thomas, plus a par-3 course
- 55,000 sq ft clubhouse with spa, four dining concepts, and a wine cellar
- Membership: $500,000 initiation for non-owners ($400,000 for homeowners), plus roughly $30,000/year in dues

WATCH MY VIDEO ABOUT IT:

BUYER EDUCATION



WHAT BUYERS NEED TO KNOW BEFORE VISITING A BUILDER

- **Contact me first** before you reach out to any builder in any way. Don't fill out a form on a builder's website, call their sales office, or walk into a model home before I'm involved. The moment you register with a builder directly, you become their lead, not mine — and I lose the ability to negotiate incentives, discounted pricing, or represent your interests in the deal. Always start with me.

- **Get pre-approved** (or at least pre-qualified) — I can connect you with lenders who know Avenir's builders and HOA structures well.

- **Ask about current incentives** — builders change closing-cost credits and design-center allowances often, and I'll know which ones are live before you go in.

- **Understand that** "starting price" rarely reflects the price of an actual buildable home lot premiums, structural options, and finish upgrades add up quickly.

- **Ask about HOA fees**, CDD/special assessments, and estimated tax bills up front, not after you've fallen in love with a floor plan.



THE IMPORTANCE OF PRE-APPROVAL

When you choose a local realtor like me, you're gaining more than just a guide through the buying process — you're getting a dedicated expert with in-depth knowledge of Avenir's builders, pricing, and incentives. I know this community inside and out, from the individual neighborhoods and their clubhouse access to which builders are offering the best deals right now.

With me by your side, you can be sure your transaction is handled with insight and care — and that you're getting access to pricing and incentives you won't find by walking in on your own.

AVENIR AT A GLANCE

- 4,752 total acres, with over 2,400 acres permanently preserved
- 8 builders across more than a dozen individually gated neighborhoods
- Two major clubhouses (Blue Heron and Great Egret) plus private clubhouses for 55+ communities
- A dedicated golf estate enclave, Panther National, with a Nicklaus/Thomas-designed course
- A Town Center with roughly 200,000 sq ft of retail and up to 1.8 million sq ft of future office space
- Health Park at Avenir — an on-site hospital and medical office campus with Jupiter Medical Center



WHY WORKING WITH GINO MATTERS!

When you choose a local realtor like me, you're gaining more than just a guide through the buying process — you're getting a dedicated expert with in-depth knowledge of Palm Beach Gardens' new construction landscape. From understanding Avenir's individual builders and their pricing to knowing which incentives are live right now, I'm here to help you make confident, well-informed decisions.

I know what makes Avenir and Palm Beach Gardens special — from the builders and floor plans to HOA structures and neighborhood positioning. With me by your side, you can be sure your transaction is handled with insight and care, and that you're getting access to pricing and incentives you won't find by walking in on your own.

561-871-1889

gino@ginosantarossa.com

GinoSantarossa.com

SANTAROSSA



SUBSCRIBE TO MY YOUTUBE CHANNELS

FOR MORE TIPS!

PRESS HERE

SUBSCRIBE

@SANTAROSSAREALESTATE

PRESS HERE

SUBSCRIBE

@GINOSANTAROSSA

FOLLOW ME ON INSTAGRAM AND

STAY TUNED FOR MORE UPDATES

SCAN ME:

@GINOSANTAROSSAREALTOR

SOCIAL MEDIA:

Follow Me On TikTok

Follow My Facebook Page

Follow Me on Twitter

Connect With Me On LinkedIn

My YouTube Channel

Follow Me On Spotify



561-871-1889
gino@ginosantarossa.com
GinoSantarossa.com

SANTAROSSA

GINO SANTAROSSA