

The Ease of Estero Bay Living



THE *Island*
WEST BAY CLUB

ESTERO BAY



Artist's Rendering



THE BUILDING

- 24-story condominium tower with panoramic views of Estero Bay, the Gulf, and West Bay Club's championship golf course
- 86 expansive residences ranging from 3,300 to over 6,300 sf of living area
- Every private residence encompasses a corner of the building
- Access-controlled entry points
- Service elevators provide convenient and safe secondary access
- Emergency generators to support life safety systems

THE ISLAND AMENITIES

- 24/7 staffed Lobby with on-site Property Management and service personnel
- Rooftop amenity level with a relaxation pool and entertainment areas
- Arrival amenity level resort-style pool with adjoining lap lanes, day cabanas and an outdoor kitchen
- State-of-the-art Fitness Center
- Resident Club Room with en suite catering kitchen
- Resident Business Center features working spaces for work-from-home activities
- Splash Lounge for gaming, movie night and relaxing near the pool
- Sports Lounge provides entertainment for all with the Swing Sports simulator
- Private dog park and pet washing station
- Two Guest Suites for visiting family and friends
- Resident Mail Room with ample package storage spaces



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RESIDENCE FEATURES

- Seamless indoor-outdoor living with glass-railed terraces, chef-inspired kitchens, and Owners' Suites with spa-like bathroom retreats
- 10' ceilings throughout the primary living areas
- Private screened patios are available exclusively on the 2nd through 5th & 6th floor plaza levels (per plan)
- Two masterfully-designed Penthouse Residences feature 11' ceilings
- Elegant designer-curated finish packages offered in a variety of refined styles
- Large format 24" x 48" porcelain tile flooring selections
- Premium European-style kitchen cabinetry in a choice of finishes
- Quartz countertop choices with full-height backsplashes
- Thermador Panel-Ready Appliance Suite
- Owners' Suites include spacious walk-in closets and frameless glass shower and lavatory enclosures

THE WEST BAY CLUB AMENITIES

- A Troon Distinguished Club® that includes reciprocal benefits with other Troon Clubs in the area and worldwide
- Private Beach Club with full-service restaurant and beachfront bar, exclusive resident parking with valet service, and towel service
- West Bay Golf Club* with 18-hole championship golf course designed by Pete and P.B. Dye
 - The Golf House expanded dining terrace, Signature Bar and endless events and activities
 - The Niblick, 19th Hole Grille and Lounge for casual dining and entertainment
- On-Site Dining at the West Bay Beach Club and The Bay House Aqua Café
- The Bay House with fitness and wellness center, Junior Olympic-size resort pool, hot tub spa and kids splash pad
- The Net Tennis Center featuring eight Har Tru® tennis courts
- The Sports Park featuring six pickleball courts, bocce, shuffleboard, horseshoes and two dog park areas
- The River Park community kayak and small boat launch with direct access to local waterways and monitored private small boat storage just outside front gate

*GOLF CLUB MEMBERSHIP INITIATION FEES APPLY

Sales Gallery Open Daily: 22050 S Tamiami Trail, Estero, FL | IslandWestBay.com | 239-402-7500
Monday – Saturday, 10 AM – 5 PM | Sunday, 12 – 5 PM



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