

AWARD-WINNING AFFINITI ARCHITECTS DESIGNS AWARD-WINNING HOMES AT VERANO®

Kolter Homes®, a division of Kolter Communities, collaborated with Affiniti Architects of Boca Raton early on in the development of Verano to ensure that the 18 new residential designs would carry out the Tuscan flavor envisioned for the new, 3000-acre, master-planned community. Verano is currently coming to life south of St. Lucie Boulevard West and just west of Interstate 95 in Port St. Lucie.

At Verano, the various settings will emulate villages in the Italian countryside. In keeping with this concept, the architecture of the homes drew inspiration from Italy's Tuscan region, according to Benjamin Schreier, AIA, a partner in Affiniti Architects in Boca Raton.

One- and two-story, two- to four-bedroom single-family homes span from just over 2,000 square feet to nearly 3,300 square feet of air-conditioned living space. Priced from the \$400,000s to over \$600,000, they are brimming with architectural details and features that other communities offer as costly options. "Among them are towers, arched openings, entry courtyards, metal gates, village-like varied massing, and stone and stucco surfaces," noted Schreier.

Verano's one- and two-story attached villas, with two to four bedrooms, are offered from approximately 1,750 to 2,370 square feet under air. Priced from the \$300,000s, they include covered porches with metal railings, and have varied heights to create a village-like "skyline."

"The home designs are meant to appeal to all markets. There are great room 'entertainment' homes as well as family homes with formal living and dining areas, family rooms and bonus rooms," the architect continued.

Affiniti Architects came up with the numerous designs "by thinking of the wide variety of potential homebuyers at Verano, accommodating and synthesizing their needs, and incorporating our firm's knowledge of Tuscan architecture. During the design

process, we use our library of architectural books, and photographs and sketches we ourselves have done while traveling in Tuscany," Schreier explained.

From Affiniti's first meeting with Kolter Communities, the developer of Verano, it took approximately three months to conceive and obtain approval of the designs.

Throughout Verano, the neighborhood will feature architectural diversity. "Verano's model row of homes is uniquely distinguished by its incredibly diverse choice of plans made immediately apparent by its Tuscan village-like skyline, with roofs and towers meeting the sky with great variety," he concluded.

Coral Gables, Florida-based Spillas Candella, another award-winning architectural firm, is providing architectural design services for Verano's expansive site amenities.

"Although the homes at Verano are truly beautiful and functional, it is the groundbreaking selection of amenities, programs and activities designed to indulge homeowners' personal interests and promote their well being that make this community unlike so many others," said Verano's Director of Sales & Marketing Vince Crawford.

Club Verano - Verano's recreational centerpiece - will feature a golf clubhouse to complement the community's three 9-hole golf courses. A Wellness Center will incorporate spa and fitness facilities, an indoor running track, indoor and outdoor pools, a gymnasium for basketball and volleyball, and classrooms for yoga, Pilates, aerobics and enrichment. There will be a tennis center with a stadium court, additional racquet sports, bocce and croquet, a softball field, art and dance studios, a performing arts center, a computer center, a library and card rooms. Also

planned are walking and bike trails, large lakes for kayaks and canoes, and neighborhood parks including a bark park.

Club Verano members can also enjoy on-site restaurants, meeting facilities, specialty shops, a green market, gardening club and other special interest clubs. Added to all of this will be life-long learning opportunities, movie nights, music under the stars, all under the direction and guidance of a dedicated Amenities Director.

"All this will be accessible to homeowners without the burden of paying costly equity membership," Crawford pointed out.

The Verano Welcome Center is located at 9700 Reserve Boulevard in Port St. Lucie. From Interstate 95, exit at St. Lucie West Boulevard (#121). Go west toward the entrance to PGA Village. Take the second right turn. For more information, please visit www.VeranoFlorida.com or call 877-777-8372.



The Bartolo single-family home model at Verano features Tuscan-inspired architecture.