

Rivé Isle

GOLF & NAUTICAL ESTATES

Frequently Asked Questions

What is Rive Isle Golf & Nautical Estates?

Rive Isle Golf & Nautical Estates is a 500 acre master-planned community providing its residents with the availability of private golf, private docks for almost 90% of the residences and breath taking views of the river, harbors, lakes or natural preserves. It is bordered to the north by River Wilderness Golf & Country Club and to the south, east and west by the Manatee River. In addition to direct access to the Gulf of Mexico and Tampa Bay, it offers an extensive internal lake and harbor system that connects residences directly to the river without the need of a lift system. Over 50% of the total acreage is allocated to the natural habitat and preserves. Rive Isle is slated to be sold out in phases comprised of preserve, harbor, lake and riverfront estate home sites.

Who is the developer of Rive Isle Golf & Nautical Estates?

The Vernon Group, Inc. acquired the property along with the River Wilderness Golf & Country Club in 1995 and since then, has been developing the land into various communities. As a premier developer of many upscale golf course and marina developments throughout Florida, the Vernon Group has brought a wealth of planning, dedication and experience to the table that was used in creating this unique and vibrant new community.

How many people will ultimately live in the Rive Isle community?

Upon completion, Rive Isle will contain 178 residences.

How long will it take to complete the Rive Isle community?

Phase I has been completed and Phase II is now substantially complete.

When did Rive Isle Golf & Nautical Estates begin selling homes?

Our approved list of home builders began opening their models in May 2007, with 4 of the most respected builders on Florida's west coast now selling custom homes and inventory homes in Rive Isle.

When did the first residents to move in?

Our first residents moved into their new homes Summer 2006. Home buyers have been very pleased with the variety and price of homes and homes sites within the community. In addition to custom homes, there are various inventory and model homes available for immediate occupancy.

Where are the model homes located?

All 4 models, featuring our initial builder team, are adjacent to our Welcome Center within Rive Isle.

What amenities will be available to the residents of Rive Isle Golf & Nautical Estates?

- The River Lodge, a community meeting place on the Manatee River
- Private golf at the River Wilderness Golf & Country Club
- River Wilderness Tennis & Fitness Center featuring a Jr. Olympic swimming pool
- Kayak Storage and Launch Sites on the river and harbors
- Nature Trails with boardwalks along the river and through natural preserves
- Community Playgrounds, Boat Dock and Picnic Areas

What are the homeowner assessment fees?

Residents pay into two associations a total of approximately \$2,000 annually. This covers expenses for the River Lodge, common areas, community boat dock, two 24 hour manned gates and long-term reserves.

Which home builders build in Rive Isle Golf & Nautical Estates and what is the price range for the estate home sites and residences

We currently work with 4 of the leading custom home builders on Florida's west coast. Custom home builders include Arthur Rutenberg Homes, John Cannon Homes and Peregrine Homes. Vernon Homes builds inventory homes available for immediate occupancy. Estate home site prices start in the \$100's to over \$1 million for some of the premier riverfront estate home sites. Completed residences, including home site, start in the \$600's to over \$3M. Homes sites are approximately ½ acre with many of the riverfront home sites being much larger.

What kind of boat can I have?

The type of boat you have is limited by the location of your home site. Internal bridges have a clearance of approximately 14 feet from mean high water. The depth of the harbor and waterways are approximately 6 feet from the mean high water. The type of boat you can use with Riverfront home sites also varies with the location of your home site but does not have any of the bridge restrictions.

Is there access to the Gulf of Mexico?

Yes, direct access to the Gulf of Mexico and Tampa Bay is approximately 15 nautical miles with no bridge delays.

What schools will children who live in the Rive Isle Golf & Nautical Estates attend?

Children living in Rive Isle have a variety of choices among private, charter and public schools. Please visit our [Interactive Location Map](#) on our website for more specific information on some of the schools that Rive Isle students may attend.

***If you have additional questions,
please contact a Rive Isle sales consultant.***