

THE MAGAZINE OF ASTOR CREEK GOLF & COUNTRY CLUB

ASTOR



VOLUME 1

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Country Club Living With A Modern Flair



01

In the Heart of South Florida

Welcome to an elegant, all-season playground in the heart of South Florida, bringing golf and country club living stylishly to life like never before. Classic meets modern in this exclusive new enclave, where innovatively designed championship golf, exceptional social and wellness amenities, a low-maintenance lifestyle, and gorgeous, contemporary homes by an award-winning homebuilder come together in a place called Astor Creek Golf & Country Club.

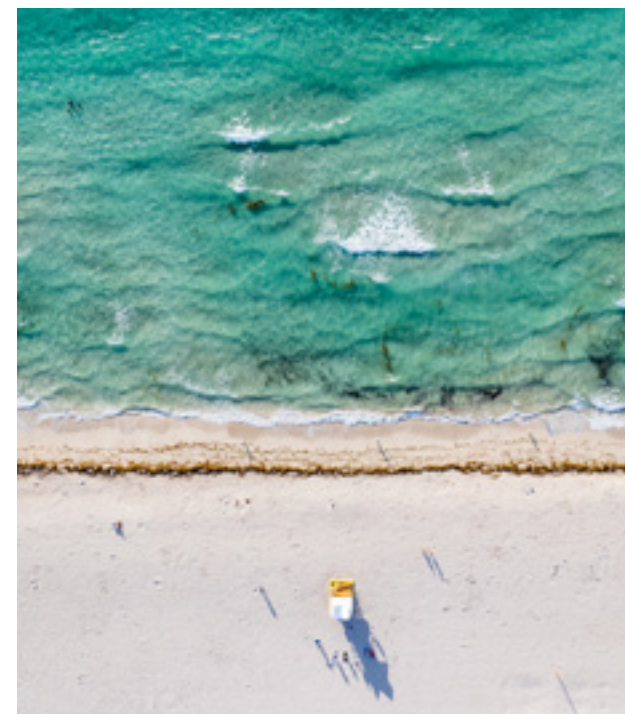
The moment residents drive through the attended gatehouse at Astor Creek, they know they have entered a world of luxury and service. Winding down palm-lined lanes to the 18-hole golf course and club, to the resort-style clubhouse, or arriving at home, residents experience an everyday vacation feel amid the tropical beauty of Port St. Lucie. Blue Florida skies umbrella picturesque natural landscapes throughout the amenity-rich, master-planned community.



Beyond the beautiful new homes and breathtaking views, residents enjoy all the beauty that comes with living in Astor Creek. Kolter Homes®, the homebuilding developer behind this fresh new country club living has envisioned a way of life as peaceful as it is engaged and connected. By pairing a Golf & Country Club membership with each home, Kolter offers an attractive membership opportunity, ensuring every resident belongs to a shared sense of community.



Nestled in the charming, coastal town of Port St. Lucie, Astor Creek Golf & Country club is ideally located near conveniences, education, healthcare, and employment. Living two miles from I-95, an hour from Palm Beach International Airport, and within an easy daytrip to pristine Atlantic Beaches, residents enjoy some of the best of Florida outside the gates of Astor Creek.



02

PLAY OUR CHAMPIONSHIP GOLF COURSE TODAY



Cutting-edge course design by award-winning designer

The breathtaking centerpiece of Astor Creek Golf & Country Club is the 18-hole signature golf course and resort-style country club. The iconic course design by award-winning, Christopher Wilczynski of C.W. Golf Architecture has been meticulously imagined and sculpted to challenge and inspire golfers at every level of play. Open for play since 2021, the course features more than 7000 yards of forgiving fairways and impeccably manicured greens undulating amid the natural Florida terrain, enhancing championship conditions and offering scenic views along every hole. An innovative 5-tee course offers welcoming access for new players learning the game or a more experienced player wishing to get in a quick round with friends after work.



PRO SHOP & PRACTICE FACILITIES ELEVATE THE GOLFING EXPERIENCE

For new players or more experienced players seeking to elevate their game, Astor Creek features expert golf instruction, a complete practice facility, expansive driving range, short game area and putting green. A full pro shop offers contemporary Astor Creek merchandise,

along with locker rooms for men and women with personalized lockers for members. Upon arrival, residents are greeted by friendly staff to take their bags and set them up for play. After a round, residents may enjoy casual food and beverages on the pro shop terrace overlooking the course.

THE PERFECT PAIRING: *Every new home comes with the privileges of membership*

At Astor Creek, the initiation fee for this fresh, modern Golf & Country Club is included with every new home purchase. Residents enjoy year-round playability on the 18-hole championship course and advance privileges, such as booking tee times ahead of other members. Members have multiple dining options from casual to formal and enjoy many social and sport amenities.

Resident memberships include:

- Unlimited family golf privileges
- 18-hole signature course play
- 5-hole course play
- Unlimited driving range, short game complex and practice green
- Available expert golf instruction
- 14-day advance tee time booking
- Full pro shop and merchandise
- Serviced bag and cart set up
- Casual and fine dining restaurants
- Resort-style sport and social amenities



IN YOUR STYLE

COUNTRY CLUB LIVING
DESIGNED TO HAVE IT ALL

Resort-style life with a fresh, modern attitude. From poolside lunches to fine dining or casual get togethers at the bar, every occasion is elevated to your style at Astor Creek Golf & Country Club.

*fresh, modern sensibility
a long time in coming*



Astor Creek Country Club is where classic elegance and modern attitude come together creating an ambiance of stylish sophistication and casual, laid-back fun. Neighbors and friends gather in the bright and open spaces of the 25,000 sq. ft. clubhouse, afternoon, evening, and night.

Residents experience the epicurean creations of the in-house chef throughout the resort-style club: Dining poolside on the tropical sundeck beneath a shady cabana, gathering for drinks at the casual sports bar and grill, or celebrating an evening of fine dining at the formal restaurant.

Every occasion becomes a special one

Residents can imagine the book clubs and cards games, business events, and milestone moments, such as weddings and anniversaries, celebrated within the gamer rooms and banquet halls of Astor Creek Golf & Country Club. Everyday get-togethers, evenings out, and landmark events are catered to by club staff dedicated to making every occasion special for members.

The ultimate staycation ambiance

The tropical, resort-style pool and sundeck at Astor Creek offers a vacation getaway experience, only steps from home. Embraced by waving palms and shady cabanas, the pool invites gathering with friends while the kids splash and play, lounging quietly in a balmy breeze with a good book, sharing lunch beside the shimmering water on a sunny afternoon, or gathering at the outdoor bar for cocktails during another idyllic Florida sunset. A sweeping event lawn, with stunning course views, brings friends and neighbors together for many a memorable occasion.

THE RECIPE FOR A VIBRANT & HEALTHY LIFE



04

Healthy & fun is what the new country club lifestyle is all about

Wellness is thoughtfully well cared for at Astor Creek Golf & Country Club. Aside from the social and dining amenities in this modern home-away-from-home, operated by premier golf course management company Hampton Golf, the club caters to the latest trends in fitness and sports.

A state-of-the-art fitness center satisfies any health aficionado complete with free weights, cardio strength training, and a movement studio for popular group fitness classes from body pump to cycling, yoga and Pilates. Expert personal trainers are on-hand for residents wanting customized guidance or to take their health and fitness to the next level.



Something for everyone

Sport courts abound for getting in the swing of things with friends and neighbors. Astor Creek features the fast fun of 12 pickleball courts ready for play, 00 tennis courts, 00 bocce ball courts, and a basketball court for impromptu pickup rounds. Men's, women's and mixed groups set up by a full-time coordinator make it easy to join in on the fun at this lively hub of healthy activity.

With a variety of sports courts and refreshing after-game gathering spaces, residents of all ages enjoy a healthy social lifestyle at Astor Creek Golf & Country Club.



Services Like This Makes
**LIFE MORE
EFFORTLESS
THAN EVER**

*A service-rich environment begins
at the community guard house.*

05

Carefree, highly serviced style of life

Whether at home, playing a signature round, or enjoying the numerous amenities, residents find an effortless lifestyle awaiting them in the breadth of services embraced at Astor Creek.

The manned guardhouse at the entrance to Astor Creek provides residents both a warm welcome and the peace of mind of living in an exclusive, gated community. While in other communities, maintenance-free living may mean compromising home size and style, at Astor Creek, every spectacularly spacious, elegant home is maintenance-free. Residents may spend more time enjoying all this country club community has to offer because lawn care, such as mowing, fertilization and light pruning, and exterior maintenance is taken care of for residents.

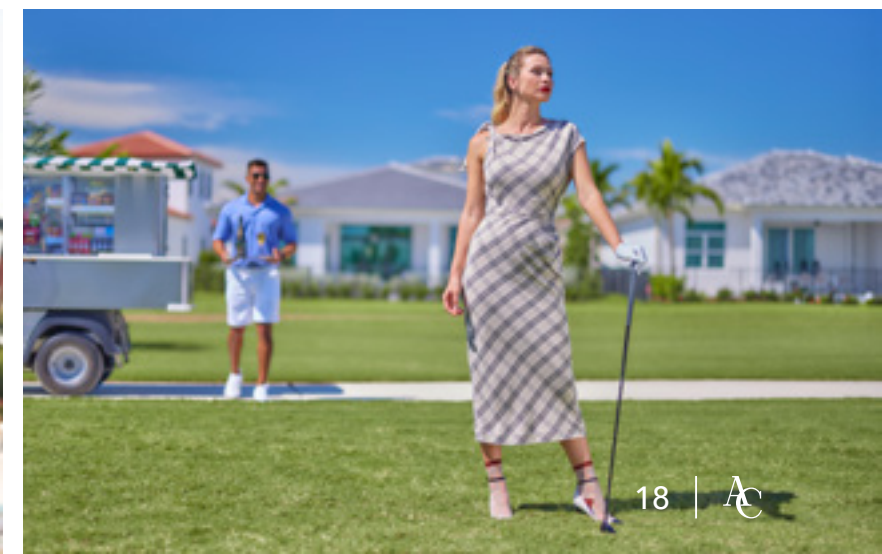
A round of golf is infinitely more enjoyable from start to finish with the highly service-oriented staff at Astor Creek. Residents are greeted upon arrival at the golf club, bags are taken from their car, and placed on a ready-to-play cart, while they check in for their tee time. Out on the course, a nicely stocked beverage and snack cart passes by as if on cue. Staff arrive with cool, mango-scented towels offering players a moment of mid-round refreshment. After a game, residents walk over to enjoy a course-side bite, while staff clean their clubs for the next round.

In this thoughtfully serviced environment, residents are taken care of by club staff who know them by name.



At the many dining venues and specially catered events, when signing up for tee times or pickleball courts, or attending events on the sweeping club lawn, residents' needs and preferences are anticipated and accommodated with the personal touch of club staff. A lifestyle coordinator ensures an ever-changing array of social and wellness programs bring neighbors together with activities and events in keeping with the best of country club living today.

Golf carts aren't just for playing golf. At Astor Creek, residents take their personal cart over to play tennis, take a yoga class, to dine at the club, or attend one of the many social events.



COME HOME TO AWARD-WINNING, CONTEMPORARY LUXURY

BEAUTIFUL NEW **KOLTERHOMES®** BUILT AROUND YOU

Award-winning homes by Kolter Homes redefine the meaning of personalized elegance at Astor Creek. Four unique home collections, each with contemporary floorplans ranging from 2 to 6 bedrooms and nestled exclusively on golf and preserve homesites, offer a unique level of customization and feature complete golf and country club privileges built into every home.

Masterfully designed, open-plan layouts up to 5,000 square feet feature high-volume ceilings, designs with dens, game rooms, and wine walls, and expansive outdoor lanai and pool areas featuring breathtaking views of the natural Florida landscape. Premium appointments and exceptional features and finishes celebrate luxury living in every detail. Homes come with the latest energy-saving features, including impact-resistant windows and sliding glass doors opening from the private oasis within to the gorgeous sunsets and scenery without.

What truly sets Kolter Homes apart is the best-in-class flexibility and personalization. Home buyers may choose to build a home from scratch or to select and personalize one of the Founder's Club Move-in Ready homes already under construction. When building a new home, buyers may customize floorplans, make structural changes, adjust bedroom and kitchen layouts, add a second-story bonus room or mother-in-law suite, expand outdoor living space and much more. Founder's Club homes come without the wait, featuring colors, options and finishes selected by Kolter Homes design professionals expressing a harmony of contemporary styles.

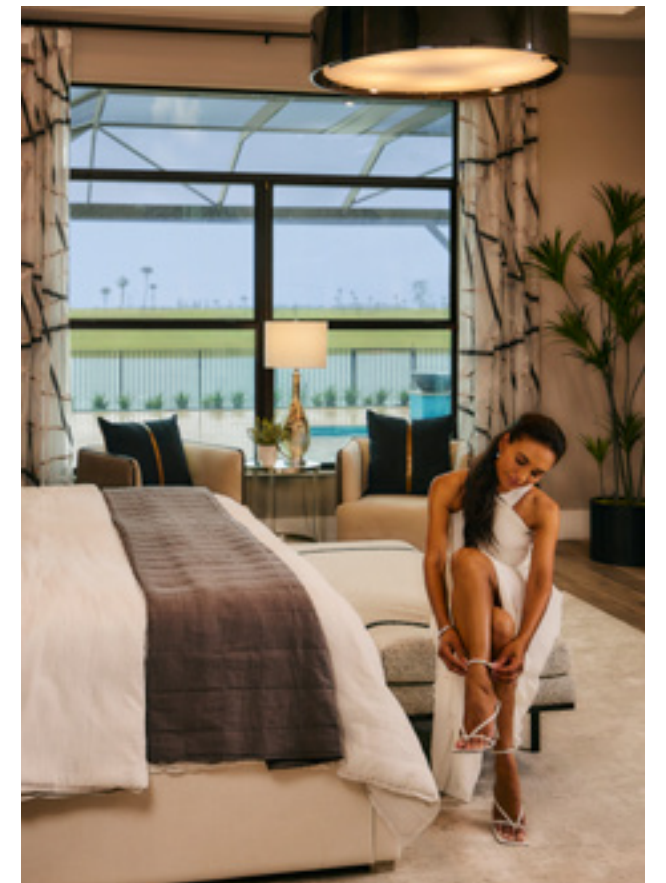




It's easy to imagine living in a new home at Astor Creek. The community's Model Row features a range of designer-decorated models enabling prospective owners to walk through the luxurious spaces, take in the soaring ceilings and sun-drenched vistas. In Kolter Homes Design Studio,

state-of-the-art visualizers allow buyers to select finishes, fixtures and flooring options, including countertops, cabinetry and paint color selections. As a part of Kolter's "Built Around You" philosophy each home at Astor Creek becomes a distinct reflection of owners' style of life.

Offering the convenience of low-maintenance living, and with Astor Creek Golf & Country Club initiation fee built-in, the homes are attractively priced from the \$700s to over \$2 million.



MODERN GOLF & COUNTRY CLUB LIVING IS READY AND WAITING FOR YOU

Best homesite selection and pricing, and 18 holes are open for play

One of the best things about Astor Creek Golf & Country Club now is residents do not have to wait until all the amenities are completed to move in and start enjoying this fresh, modern lifestyle.

From the moment of purchase, the guard house is open to welcome you home, you can enjoy playing the 18-hole championship golf course and the pro shop is at your service.

Now is the ideal time for prospective buyers to come into the community, tour model row, select the best homesites and pricing on a new single-family home from Kolter Homes.

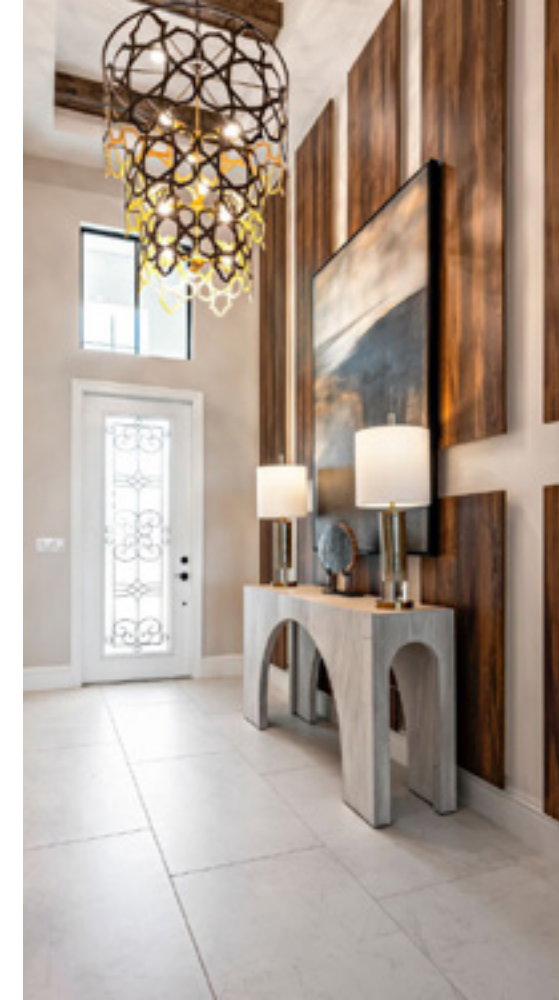
Visit the Sales Gallery to see the available Move-In Ready homes without the wait or to begin building your dream home customized to you.



07

PREMIER HOMEBUILDING & DEVELOPMENT COMPANY:

KOLTERHOMES®



Unparalleled strength and expertise in building successful communities

Future residents enjoy the confidence of knowing there could be no better building and development company to bring Astor Creek Golf & Country Club to Port St. Lucie. Kolter Homes® is a division of international homebuilding and development company, The Kolter Group, a diversified real estate development and investment firm that has invested in projects with expected value of more than \$19 billion.

Headquartered in Palm Beach County, Florida, the company is among the most experienced real estate investors in the Southeast, having executed investments across major asset classes and all stages of the development cycle. The company's portfolio of complementary businesses drives an entrepreneurial culture and has allowed it to successfully adapt to change and bring forth some of the nation's most visionary luxury communities since 1997.



LEGEND

- Carson Collection
- Hepburn Collection
- Monroe Collection
- Turner Collection
- Model Home Park
- Founders Club Homes

09

DISCOVER MODERN
COUNTRY CLUB LIVING
 ALL IN ONE INCREDIBLE PLACE
YOURS



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KOLTERHOMES[®]