



VISION

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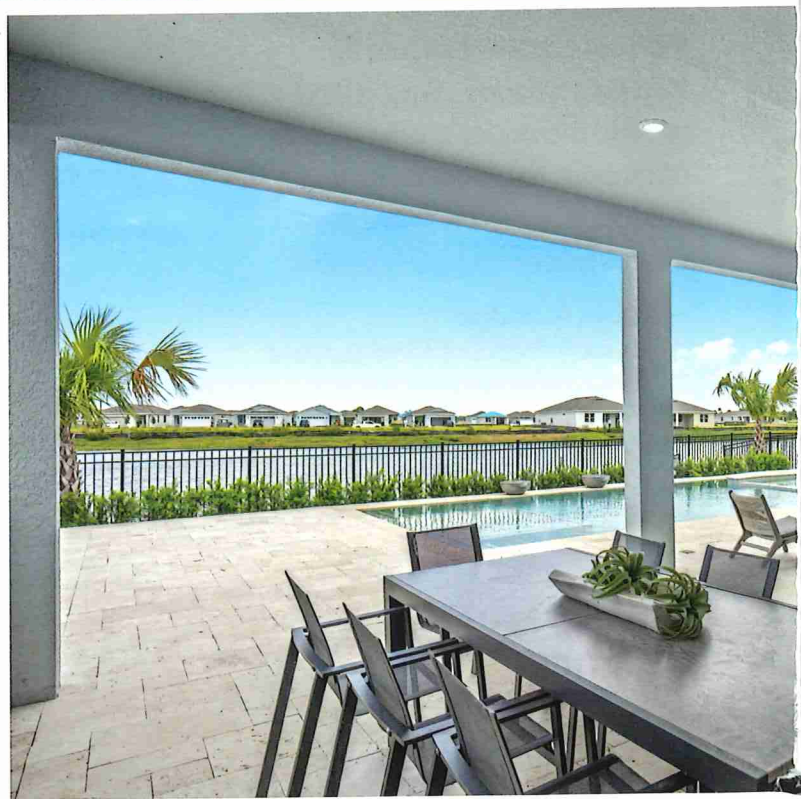
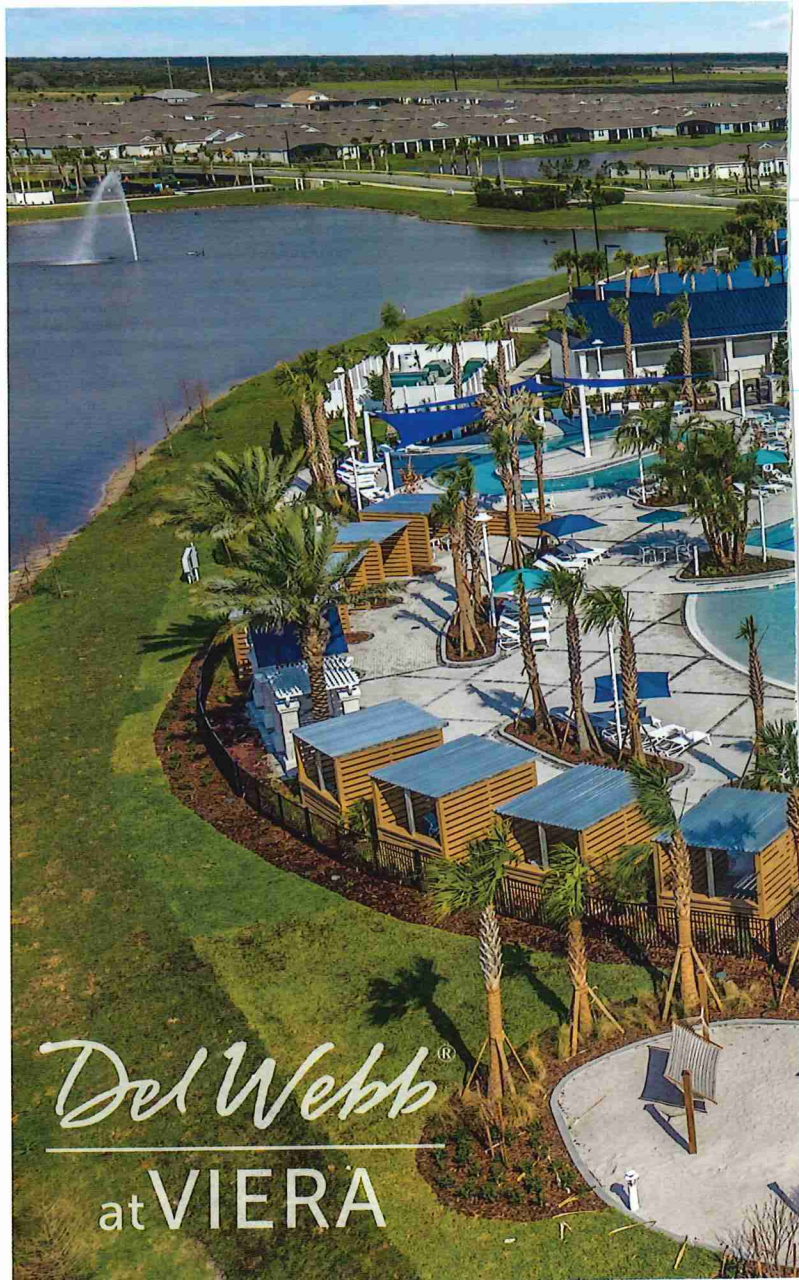


"At Del Webb at Viera, the 'fun spaces' are about so much more than beautiful design — they are about creating a lifestyle filled with connection, laughter, friendship, and meaningful everyday moments. Our homes are intentionally designed with stunning indoor and outdoor living areas that invite people to gather, entertain, play games, listen to music, share meals, and simply enjoy life together. One of the most special things about this community is that fun is created in so many different ways — and each homeowner gets to define what that looks like for them, both in their home and throughout the amenity experience. For some, it's hosting family and friends on a beautiful lanai with music playing and dinner on the grill. For others, it's meeting neighbors for trivia night, joining a game group, enjoying live music by the pool, or ending the evening with a great meal at Salt & Ember.

Now that our amenity campus is open, homeowners are truly experiencing the lifestyle they envisioned — one filled with opportunities to connect, celebrate, relax, and enjoy life to the fullest. It's a community where neighbors become friends, calendars fill with experiences, and every day offers new ways to create joy, meaning, and fun."

— **Bridget Perers,**
New Home Specialist, Del Webb

Featured neighborhood: DEL WEBB in Viera, Florida





Better Together

**Two Viera neighborhoods.
One connected family.**



Finding the dream house is indeed cause for celebration, and when that home happens to be just steps away from the family you love, then the party never ends.

Unbeknownst to each other, a mother and daughter found their own perfect nests for their families within walking distance of each other's homes. It was sublime serendipity made in Viera.

For years, Jil (just one "I") and J.R. Blatnik had happily lived in an East Orlando ranchette, with enough acreage for horses. The spread was also large enough to accommodate a granny suite that was ample and comfortable for Jil's mom, but after she passed away, the couple decided it was time to reconsider their housing needs. From the blissful retirement Jil's parents had enjoyed for years, the Blatniks knew just where to look. Jil's parents had originally retired to Sun City, the first Del Webb community in Arizona and the one that set the standard for all subsequent Del Webb developments across the country.

"They had the world's greatest retirement until they got sick," Jil said. "They had such a great experience we decided to look at Del Webb in Viera."

On a fine day for house hunting, the Blatniks headed south to see if Del Webb at Viera was as fine as the Del Webb community Jil's parents so loved in Arizona. It was...and more. Not only were the homes attractive and well-made, but the community offered the Blatniks an outstanding array of amenities, with a location that allowed J.R. easy access to Orlando International Airport, which he uses as a starting point for his pro bono work.

Del Webb at Viera is a unique opportunity for retirees looking for brand-new homes.

"This is the only current active-adult community in the area offering new construction," said Bridget Perers, new home

specialist with Del Webb at Viera.

Of the 1,297 homesites in the community, approximately 600 have already been snapped up, yet the Blatniks were able to purchase one of the community's largest water view homesites near the 30,000-square-foot Catamaran Club, a world class amenities-rich clubhouse and entertainment center that includes a zero-entry pool with sun shelf, 12 pickleball courts, concert stage, fire pit, billiards, fitness center and even an onsite tavern and grill dedicated solely to serving the dining needs of the community's residents.

Del Webb at Viera is thoughtfully planned around a network of sparkling ponds, giving residents water views throughout the community. Known for its wide range of activities, Del Webb also has a dedicated team that organizes more than 50 clubs and programs, including game nights, the "Long Story Short" speaker series, the "Unplugged" concert series, dancing, dinner parties, art classes, and special-interest groups.

The purchase of a Del Webb home also entitles buyers to membership on the award-winning Duran Golf Club par 3 golf course, which offers unlimited play. Acres of walking trails keep residents fit and connected with the outdoors. Community relations and lifestyle director Christa Vivanco's goal is to connect residents through programs they enjoy in order to build a community, not just a neighborhood.

Del Webb's 10-Step Build Quality Experience™ is firmly rooted in seven decades of building homes that withstand the test of time. With more than 70 years of construction experience going into the building of every Del Webb home, homebuyers are assured a seamless experience that delivers quality, craftsmanship and attention to detail.

Homebuyers at Del Webb at Viera also enjoy complimentary interior design services for their new home through MINE's network of designers, all familiar with the variety of floor plans

and ready to help buyers create the home of their dreams.

With Perers to guide them through the construction process, the Blatniks found homebuilding a breeze.

"If we had any questions, Bridget found the answers," Jil said.

Like all residents at a Del Webb community, the Blatniks will never have to use a lawnmower again, for the community handles that chore. Safety is a given in a neighborhood that is gated and guarded with security personnel.

Perers helped the Blatniks design a home that ticks off all the boxes. With three bedrooms, three-and-a-half baths and a flex room, the house has ample elbow room for the Blatniks and paw room for the couple's rescued Corgis, Shiloh and Bruce.

"They were able to personalize the layout to what they wanted," Bridget said. "It's perfect for entertaining and for having the grandkids over."

The grandkids are certainly over often, since they live within walking distance, which brings us to the other half of the story.

The Right Time To Move

The couple's daughter, Sarah, and her family had also lived in Orlando for considerable time, even though Sarah's husband, J.J. Kruesel, had for years faced a bear of a daily commute from Orlando to Viera, where he had worked

at Bonefish Grill. When he was named general manager of Piesanos' Viera location, Sarah and J.J. decided it was the right time to move to Viera.

"It is a world of difference from Orlando and in a way better way," Sarah said.

They, like Sarah's parents, became Viera house hunters, but instead of a 55+ community like Del Webb, they focused on one that would meet the needs of their young family. Pangea Park quickly attracted their attention.

"We fell in love with Pangea," Sarah said.

It is easy to see why the Kruesels were so impressed. The name means "all lands" in Greek to reflect vast lands that remain nevertheless united in a vast supercontinent. Pangea Park offers a lifestyle of colossal proportions, indeed. With single-family homes, paired villas and customizable features, Pangea Park offers something for everyone in a community that blends beautifully designed homes with exceptional amenities and the unbeatable location of South Viera.

Among the newest neighborhoods from Viera Builders, Pangea Park has been designed with a strong sense of community and multi-generational appeal for an active, social lifestyle. Home elevations cater to a wide range of architectural preferences, including Craftsman, Modern Coastal and Farmhouse, each showcasing carefully curated detailing such as





traditional Craftsman columns, Coastal Bahama shutters and Farmhouse lighting.

Just as much attention has been given to the interiors. Viera Builders challenged designers to create larger rooms, more livable outdoor spaces, and flexible options tailored to today's lifestyles. Innovative features include power pantries that keep kitchens organized, Florida mud rooms that efficiently tackle sand and daily clutter, secure parcel delivery areas, game rooms and wine niches.

Sarah and J.J. were so smitten with Pangea Park, they didn't have to look hard to find a home.

"We literally looked at one house," Sarah said. "That was it."

They were fortunate that, although the neighborhood is already built out, a spec home had just come into the market. The move was seamless, quick and painless.

The house, the Craftsman-style Sloan II, was everything the couple wanted, and more.

"We loved the bonus room upstairs, the oversized garage, en-suite bathroom for my daughter," Sarah said. "I would have loved this at 11!"

The chef-inspired gourmet kitchen, suitable for starring in a "Food Network" episode, also helped seal the deal, as did the hookups for an outdoor kitchen.

"We plan to build the outdoor kitchen as our first home project, so we loved that hookups came with the build," Sarah added. "There are so many more things we loved about this house but those are the top of my list."

The third generation is now thriving in the local schools. Nine-year-old Eddison attends Cocoa's Einstein Academy, a private school that adheres to the Montessori curriculum to best cultivate each child's natural curiosity through hands-on, child-centered learning. Sister Norah, 11, is part of the student body at Viera Elementary, ranked among the top 10 elementary schools in the Space Coast and #119 among all Florida elementary schools. She enjoys being part of the soccer team and playing with the school orchestra.

Jil has happily and proudly assumed the role of Carpool Grandma during half-days of school. She is close enough to use a golf cart when picking up Norah, but her

granddaughter's selection of a cello as preferred musical instrument unfortunately negates using that mode of transport. Grandma doesn't mind using the family car for the short ride, either.

Sarah has on occasion "borrowed" her parents' golf cart, but the Kruesels may soon join the hundreds of Viera residents who zip around in their own carts.

"We're looking for one," Sarah said.

J.J.'s commute has evolved from nightmarish slogs to Orlando into pleasant---and short---trips to Piesanos at Addison Center, near the intersection of Stadium Parkway and Spur Drive. He lives so close to his work that he once used an electric scooter to get there, to the delight of his Piesanos' team.

Understandably, the 5,600-square-foot restaurant is a go-to staple for all three generations. "It's no big surprise that Piesanos is a great place to eat," Jil said.

Sarah adds that not only is the pizza memorable, but the Spaghetti Bolognese and the Chicken Piccata are also family favorites.

Living within a mile of each other enables the generations to connect on a daily basis. Breakfasts and dinners together are now routine. Ditto for watching the kids play at Viera Regional Park.

Then there's the shopping.

"We really enjoy the farmers' market on the first Friday of the month," Jil explained.

The Avenue Viera also quickly became a favorite family destination.

"We used to drive out here from Orlando when we had time," Jil added. "We appreciate everything Viera has to offer."

Sarah Kruesel is amazed at how effortlessly everything has fallen into place for both her parents and her own family. "This is so perfect," she said. "My parents are incredibly involved with the grandkids. I love my new house. We have a life I could not have dreamed of." ♡