

Wynmoor Real Estate, LLC

The On-Site Wynmoor Experts!



Community & Real Estate Guide

On-Site Inside Wynmoor's Clubhouse

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"South Florida's Premiere Retirement Experience"

Ben G. Schachter, Licensed Real Estate Broker

Wynmoor Real Estate, LLC is the exclusive and preferred on-site real estate partner of the exceptional Wynmoor Country Club and Resort Community in beautiful Coconut Creek, Florida! Our firm is 110% dedicated to helping the buyers, sellers, landlords and tenants of Wynmoor with ALL of their real estate needs. From real estate sales and marketing to annual and seasonal rentals, our team is committed to providing our highly-valued clients like you with unparalleled boutique-quality service, unmatched attention to detail and exceptional follow-up service that is second-to-none! We are the Wynmoor Experts and we do significantly more business inside Wynmoor than any other real estate firm. Our responsive team of dedicated and highly experienced real estate professionals promises to take a personal interest in each client that we service as we work tirelessly to exceed your expectations. Our family of affiliated real estate firms and professionals includes one of the principal developers of Wynmoor. The firm has specialized in Professional Real Estate Services for over 40-years in South Florida. Please contact us today as we look forward to earning your business and showing you ***The Wynmoor Real Estate DIFFERENCE!***



Wynmoor – South Florida’s Best Kept Secret



Wynmoor is a magnificent residential ACTIVE ADULT 55+ RETIREMENT COMMUNITY located in Broward County, just a few miles from Ft. Lauderdale in sunny South Florida. With convenient access to both The Florida Turnpike and I-95, Wynmoor is just a few minutes drive to all of South Florida’s top destinations, entertainment venues, educational and cultural centers, shopping, dining and most

importantly, the crystal clear waters of the Atlantic coast beaches, just six miles away! As the premiere retirement community in the area, Wynmoor is an extremely desirable neighborhood. Thousands of seniors have taken advantage of the extraordinary lifestyle that Wynmoor has offered for over 3 decades.

Wynmoor contains 5,200 condominium apartments that range in size with studios units starting at 550 square feet to 2 bedroom luxury corner units with as much as 1,625 square feet. Wynmoor features its own spectacular, 50,000+ square foot clubhouse, which is the centerpiece of the exciting and active lifestyle that is offered daily to our approximately 9,000 residents. There are dozens of exciting activities available which will more than fill your busy schedule. Some of Wynmoor’s noteworthy features, which make the community particularly special, include: exceptional golf on a highly-competitive, 18-hole executive course, tennis on a dozen well-maintained courts, a state-of-the-art fitness center, an on-site restaurant and on-site pharmacy, a Broadway-style theatre and 24-hour manned and gated security. All-inclusive bus transportation is included in the maintenance fees of your condominium and brings our residents to destinations throughout Wynmoor and to other Coconut Creek area entertainment, shopping and dining venues. Boasting a desirable South Florida address in pristine Coconut Creek, with near-perfect climate all year-round, Wynmoor has become one of the most attractive destinations in South Florida to retire and enjoy an active life of leisure! Most importantly, you will experience the incomparable friendliness and strong sense of community demonstrated by the diverse resident population of our amenity-rich and luxurious community. The unparalleled lifestyle offered at Wynmoor is nothing but the best and sure to exceed all of your expectations!



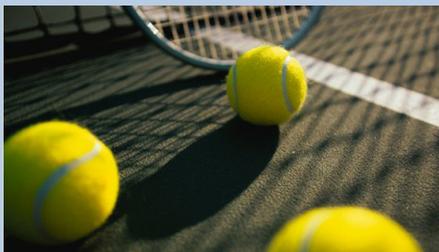
Welcome Letter from Bruce Bandler, PCAM, Administrator for Wynmoor

Wynmoor Village in Coconut Creek – the best kept secret in South Florida! We’re completely self-managed with a staff of more than 200 to service our residents’ every need. From Recreation to Finance, from Entertainment to Maintenance, from Security to Transportation; we do it all with a dedicated, well trained in-house staff! We own it all – the theatre, the golf course, the clubhouse, the fitness center. Our well kept, immaculately maintained amenities belong to the residents. We pride ourselves on the fact that we are a 5-star community, but we come with a 3-star price. Just ask any one of our nearly 9,000 residents, a diverse population and, without a doubt, our number # 1 asset. Along with every possible amenity, we’re proud to say our finest selling point is the wonderful people that have made Wynmoor their home. They have made a large

contribution to our community's continued success. Just as Doris Troy sang in her 1963 hit song – “**Just One Look, That's All It Took**”!

Unbeatable Amenities and Athletics to Engage and Excite You

CLUBHOUSE: One of the most popular features of Wynmoor is the beautiful and activity-packed Clubhouse! With over 50,000 square feet of elegant recreational space, our Clubhouse is truly an exciting place to be and best of all; it is open 365 days per year! There are countless daily activities that take place in our luxurious Clubhouse. With extended hours all year long, you are always welcome to sign-up for a course, enjoy Wynmoor's entertainment or just relax in a comfy chair and catch up on your leisure reading. With a recently renovated lobby and library area, our Clubhouse continues to be one of the most popular focal points in the community. We welcome you, our extended family, to your new home and one of the most attractive features of your Wynmoor experience!



GOLF: At Wynmoor, golfers of all skill levels enjoy affordable rounds and convenient tee times on-site at our very own 18-hole Executive Course. Our residents always remark at how well our golf course is maintained throughout the year! For about \$1.00 per day, you can enjoy unlimited golf all year long!

TENNIS: With wonderful tennis throughout our community, tennis enthusiasts can stay active with our various leagues and private play. The 12 tennis courts are well maintained and there are so many available that there is hardly ever a wait.

EXERCISE: Wynmoor has spectacular, state-of-the-art exercise facilities, which are constantly being updated to meet the demands of our residents. From cardiovascular and weight training equipment to instructional lessons and swimming classes, there are dozens of ways to stay healthy and in great shape at Wynmoor!



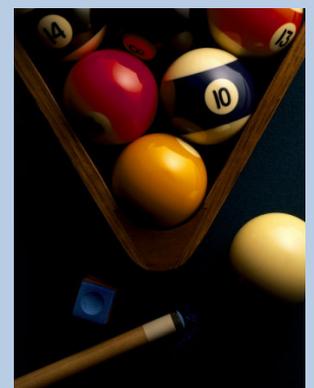
SWIMMING: There are numerous heated swimming pools located across our property. The main community-wide large swimming pool is located outside the Athletic Center facility, with 18 additional satellite swimming pools that are shared for each cluster of buildings throughout the neighborhood. No matter which condominium you live in, there is always a refreshing pool to enjoy within just a few minutes' walk.

THEATRE: From musical and theatrical performances to magic and comedy, we have many shows that will certainly appeal to you no matter what your taste is. The quality of our production shows and the talent of our entertainers are dynamite! All of our entertainment is extremely affordable and some even complimentary. Wynmoor's marquis entertainment includes some of the best talent that South Florida has to offer including many newly-released movies on our big-screen!



BRIDGE AND CARD GAMES: No community in South Florida compares to Wynmoor if you enjoy the game of bridge. With competitive play and a tremendous bridge following in the community, new residents often select Wynmoor simply because of our bridge games. There are multiple card games offered each week throughout the community, so no matter what game you enjoy, cards are always available to you in our oversized card rooms!

BILLIARDS AND PING PONG: Our residents enjoy dozens of professional billiards and ping pong tables that are located inside of our Clubhouses and outside near our main pool area. It is wonderful to meet fellow residents while playing these social activities.





COMPUTER USE/CLUBS: Many Wynmoor residents stay in touch with their families by e-mail and are avid computer users. Inside the Clubhouse, our Business Center offers new software and state-of-the-art hardware, which make our computer facilities one of the busiest parts of our community. We have on-site computer clubs and complimentary wireless internet in our Clubhouse available to all Wynmoor residents.

ARTS AND CRAFTS: If you enjoy using your creative side to express yourself, there is no place better for you than Wynmoor! We offer many courses in pottery and jewelry making, knitting, sculpting, painting, wood-work and more! The incredibly creative talent displayed by some of our residents is a sight to behold! Come and learn a new hobby or keep practicing and perfecting those life-long skills!



CLUBS, CLUBS AND MORE CLUBS: Wynmoor is the best community in South Florida if you are looking to take advantage of various social clubs and organizations. No matter what your interests may be, we offer more than 100 clubs and organizations that would love to welcome you with open arms. In the rare and unlikely event that we do not have what you

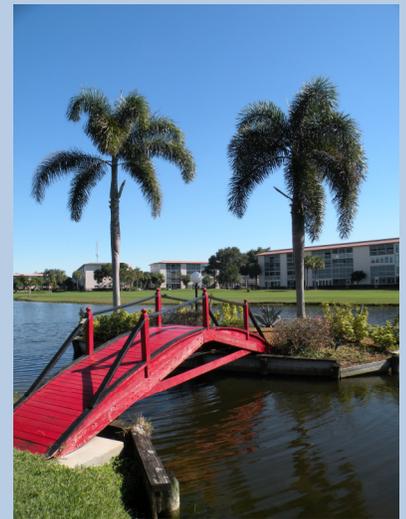
are looking for, Wynmoor will help you organize your own new club so you can invite your friends to join in the fun!



EDUCATIONAL OPPORTUNITIES: With neighboring Broward Community College just one block away, many educational activities are available to our residents. Wynmoor is within close proximity to several South Florida universities, which enables the community's residents to participate in diverse college-level events, speeches and exhibits. Wynmoor also offers over 100 different courses on-site, annually.

Condominium Residences Real Estate Information

Wynmoor's building design was inspired with a tropical / Caribbean theme in mind featuring 2 to 4 story condominium buildings, which are located on more than 700 acres of beautifully manicured, resort-style property. With our very own on-site plant nursery, the landscaping is truly breathtaking. Each of our spacious condominium residences boasts golf, tennis, lake, swimming pool or beautifully landscaped views that can be enjoyed all year long in sunny South Florida, with annual average temperatures ranging from the mid 60's in the winter to the mid 80's in the summer. From entertainment and athletics to security and transportation, there is no community that offers as much as Wynmoor does at a price point that is so unbelievably affordable to everyone!



Wynmoor offers an unrivaled amenity-rich lifestyle at an attractive price that will absolutely astound you! **We invite you to learn more about your new home in Wynmoor...Look No Further!**



Wynmoor Real Estate, LLC
The Key To Unlocking Your Retirement Experience

Please contact our office to speak with one of our many professional, experienced and dedicated real estate experts at Wynmoor Real Estate, LLC. We would be pleased to schedule a personally guided tour of this beautiful community and share how you can truly experience **SOUTH FLORIDA'S BEST KEPT SECRET!** Please visit **www.WynmoorVillage.com** for current inventory and information!