

## **The Neighborhoods of Shadow Wood**

### **CUSTOM ESTATE SINGLE FAMILY HOMES**

Lake Forest - Lake Forest has 42 single family homes. The neighborhood, built in the shape of a horseshoe, boasts about the proximity of the preserves, many lake views and surrounding first and ninth hole of the North Course. This neighborhood offers homes with a minimum of 3200 square feet of enclosed living space on home sites up to half an acre.

Magnolia Bend – With its magnificent water fountain entry and nestled between shimmering lakes and the picturesque 2<sup>nd</sup> fairway of the South Course are the 28 magnificent estate homes of Magnolia Bend. This exclusive neighborhood offers custom homes from some of southwest Florida's premier builders. It is the only neighborhood with a walk through access to the Commons Club, which has the fitness center, enrichment center and Rosie's. You could easily walk or bike to Sweetbay supermarket. With a minimum of 3200 square feet of living space on the largest lots in Shadow Wood these home sites average a half acre with some over one acre.

Oakbrook – Oakbrook is an outstanding neighborhood of 22 custom estate home sites ranging in size to more than one-half acre. It offers magnificent views of The Brooks' largest nature preserve, three lakes and the 3<sup>rd</sup>, 6<sup>th</sup> and 7<sup>th</sup> holes of the Shadow Wood North Golf Course.

Orchid Ridge – Orchid Ridge is a beautiful neighborhood of custom estate single family homes enveloped by the calming stillness of 6 surrounding lakes. Each of the 67 homes have views of abundant water or the winding fairways of the Shadow Wood South Golf Course. Home sites average 110 feet by 150 feet.

The Reserve – Sweeping vistas of rolling fairways, sparkling lakes and stately cypress trees await residents of The Reserve. This esteemed neighborhood of 27 estate single family homes beckons the most discerning nature enthusiast, with lots measuring 120 feet by 160 feet and averaging nearly one half acre. The Reserve is bordered by three lakes and overlooks The Brooks' largest nature preserve and the 6<sup>th</sup> and 7<sup>th</sup> fairways of the North golf course.

Woodsedge – Woodsedge is a serene neighborhood of 26 custom estate single family homes. It is bordered by lakes and a large nature preserve and overlooks the 12<sup>th</sup>, 13<sup>th</sup> and 14<sup>th</sup> fairways of the North Course. The average size of the lots is 110 feet by 160 feet.

### **CUSTOM SINGLE FAMILY HOMES**

Banyan Cove - Banyan Cove is surrounded by preserve and the 4th hole of the north course. The 22 single-family homes are flanked by either water and preserve or water and the golf course. The lots are approximately 90 x 120, and each custom-built home range from approximately 3200-4000 feet. The options of water and preserve, or water and golf course appeal to many home buyers.

Chartwell – Chartwell is an extraordinary neighborhood of 20 lake-front, custom-single family homes. There are incomparable views of two lakes and The Brooks' largest nature preserve. Each magnificent home in Chartwell sits on lots 100 feet by 160 feet.

Fairview – Fairview is a distinctive neighborhood of 22 custom single-family homes, located between two sparkling lakes and the 12<sup>th</sup> hole of the North Golf Course. Each spacious home site measures approximately 90 feet by 120 feet and offers residents' views of shimmering lakes, or the golf course and a nature preserve beyond.

Glen Lakes – Glen Lakes, surrounded by lakes and the 17<sup>th</sup> and 18<sup>th</sup> fairways of the North Course, is a peaceful neighborhood of 35 custom single family home sites averaging 90 feet by 160 feet. This neighborhood offers spectacular views of Southwest Florida's natural beauty in your own back yard.

Idlewilde – Idlewilde consists of 58 custom built homes in a “horse shoe” shaped neighborhood. Each home is unique. They range in size from 2700 to 3700 square feet. Views of three lakes and the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> holes of the South Course create a very appealing neighborhood.

Summerfield - Summerfield is Shadow Wood's oldest custom single-family home neighborhood with 54 homes. The residents boast about the fully treed street. Views include the 10<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> holes on the South Course, the Shadow Wood Country Club Clubhouse, many glistening lakes and a preserve. Square footage measures from 2800 to 3500 square feet in 8 varied floor plans.

Willow Walk - Willow Walk is a quiet neighborhood of fifteen single-family homes that range in size from approximately 3000 to 4000 sq. ft. The houses are situated in a row on one side of Willow Walk. The back of the houses all overlook two lakes and the second hole of the North Golf Course. A large preserve area sits on the west end of the neighborhood.

### **TRADITIONAL SINGLE FAMILY HOMES**

Cedar Glen – Mirrored lakes create portraits of the pristine nature preserve hugging their banks. Interrupted only by the call of an egret, tranquility settles over the hammocks and stills the frolicking squirrels on a velvet fairway. Cedar Glen is a peaceful neighborhood of 53 traditional single-family homes stretched along lush natural preserves, glistening lakes and the 12<sup>th</sup> fairway of the South Course. The 4 styles of models range from 2600 to 3100 square feet.

Glenview - Glenview is one of the smaller neighborhoods in Shadow Wood with 17 homes in the 3000sq ft. range built on the East side of the street. The West side of the street is a permanent preserve maintained by Shadow Wood Community Association. Glenview lies on the west side of the 10th fairway on the North Course with a lake by the 10th green separating the course from the homes at that end of the dead end street. All home are located on the golf course. Originally a Centex development, it offers excellent value in the heart of Shadow Wood and is equally close to both gates and is very close to the Clubhouse.

Kenwood – Sparkling lakes, a velvety fairway and pristine nature preserve views await residents of Kenwood, a quaint neighborhood of 26 single family homes. Bordered by water on two sides and overlooking the 11<sup>th</sup> fairway and green of the North Course, Kenwood offers five elegant models ranging in size from 2,405 to 3,193 square feet of living space. The average home site is 75 feet by 160 feet.

Plumbago Pointe – Mystical views of twisting oaks create a magical hideaway, even for the most poetic. Like a peninsula from the past, the 13 single family homes become united with Shadow Wood's many untouched nature preserves. Homes range in size from 2,153 to 2,776 square feet of living space on home sites of 65 feet in width. This peaceful neighborhood blends perfectly with nature.

Sycamore Grove – Experience exquisite country club living amidst the serenity of nature's grandeur – that's Sycamore Grove. There are two models, the Covington and Sterling, and a total of 22 homes in this peaceful neighborhood, overlooking either a scenic lake or a splendid preserve.

Woodmont – Mirrored lakes create portraits of the lush fairways that hug their banks. Tranquility spreads across the glistening lakes while squirrels frolic on an expansive fairway. Woodmont, a gorgeous neighborhood of 31 traditional single family homes, nestles between lakes and the 14<sup>th</sup>, 15<sup>th</sup> and 16<sup>th</sup> fairways of the North Course. These one and two story homes range from 2,405 to 3,733 square feet of air-conditioned living space.

### **SINGLE FAMILY VILLAS**

Baycrest - Enchanting views of the 17<sup>th</sup> fairway interrupted only by the gentle inlays of saw grass and white sand offer residents of Baycrest an inviting backdrop for the perfect life style. Baycrest rests serenely within the boundaries of three lakes and a spectacular golf masterpiece. The 26 homes range in size from 2,153 to 2,776 square feet of living space sitting on home sites 65 feet wide.

Ginger Pointe – Ginger Pointe has 53 Arthur Rutenberg designed villa style single family homes, situated between the 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> fairways of the South Course. Golf practice facilities, tennis courts and the clubhouse are within a short walk. All homes have golf course views and several on the north side of Ginger Pointe Court also overlook an expansive lake. Stately elegant Royal Palm trees welcome you to this lovely neighborhood of five different models that range from 2,100 to 2,900 square feet of living space. Each home has a screened lanai with pool and most include a spa, heated by natural gas. As of mid-2012, prices range from the mid \$600's to the mid \$800's. Ginger Pointe enjoys the reputation of being one of the most "social" neighborhoods in Shadow Wood and the owners enjoy many activities including monthly Couples Golf, Ladies Golf, Men's Golf, Progressive Dinners, Welcome Back parties, etc. Neighbors also enjoy a community website and a monthly newsletter of social events, pictures and news. Ginger Pointe is governed by a Homeowners Association Board of Directors, consisting of a 3 member Board.

Hawthorne – Hawthorne is an attractive neighborhood of 45 single family villas situated between the 4<sup>th</sup> and 5<sup>th</sup> fairways of the North Course and a sparkling lake. It is not uncommon to see an anhinga gently drying his wings in the warm sunshine that dapples a verdant fairway!

Laurel Meadow - Laurel Meadow is a neighborhood of 69 detached villa homes built by Centex. It is surrounded by spectacular lake and preserve area views along with common park areas as well as sweeping vistas of the 13<sup>th</sup> and 14<sup>th</sup> holes of the South Course. One and two-story homes range in size from 2,000 to 2800 square feet of living area. The Laurel Meadow Homeowner's Association cares for landscaping, exterior painting, roof cleaning and street maintenance.

Longleaf - Lake views abound in Longleaf, a charming neighborhood of 61 single family villas. Seven distinctive floor plans of one and two-story homes were built from 2003 to 2005 on the largest home sites of any Centex villa community in Shadow Wood. Homes range in size from 1,800 to 2,700 square feet under air, and offer spacious screened lanais and pools with spas. Extensive community landscaping is maintained by the HOA, which also provides exterior home maintenance, including exterior painting and roof cleaning. Longleaf is also a very congenial neighborhood for which the HOA maintains a website so that all owners can stay up-to-date as to neighborhood news and events, including a schedule of fun social functions.

Mahogany Cove -Mahogany Cove is a beautifully landscaped and pristinely maintained neighborhood of 40 single family homes ranging from 2500 square foot 2-story to 2000 square foot 1-story villas. The homes along the north side of the cul de sac street wrap around a large lake. The southern exposure lanais of the homes on the other side of the street face a uniquely private and beautiful preserve forest.

Northridge – Overlooking a verdant nature preserve, lakes and the 11<sup>th</sup> hole of the North Course lies Northridge, a neighborhood of 30 distinctive single family villas. The builder offered three floor plans in both one and two story models. Villas range in size from 2,623 to 3,820 square feet.

Oak Strand - Oak Strand has 30 golf villa homes ranging in size from 1800 sq. ft. to 2400 sq. ft., within walking distance of the Country Club. It is one of the few streets in Shadow Wood that has homes only on one side of the street, with beautifully landscaped berms across the street and two lakes and preserves in the back. The pools and lanais all face to the south or west providing added warmth in the winter months. Oak Strand is strategically located in the center of the Shadow Wood property.

Sweet Bay - Sweet Bay is a secluded neighborhood of 38 detached villa homes, surrounded by spectacular lake views and sweeping vistas of the 1<sup>st</sup>, 17<sup>th</sup> and 18<sup>th</sup> holes of the South Course and driving range. Located in the heart of Shadow Wood, its cobble stone street has islands with bubbling fountains and is lined with Royal Palms. These accents give it a beautiful Southern European flavor and make it a favorite of bikers and walkers. Homes range from 2,500 to 3,400 square feet of living area.

Tamarind Trace – Tamarind Trace is a picturesque neighborhood of 41 single-family villas, nestled between the 15<sup>th</sup> and 16<sup>th</sup> fairway of the South Course and a lush stretch of natural preserve. It offers beautiful homes that overlook the peaceful waters of two surrounding lakes, soft rolling fairways or the grandeur of tall cypress trees. Homes were built using five floor plans with living space ranging from over 2,000 to 3,000 square feet.

### **COACH HOMES**

Cypress Hammock – The secluded, luxury coach home neighborhood occupies the southeast corner of Shadow Wood. It is comprised of a cluster of 31 buildings: four buildings contain 2 units; the remaining 27 have 4 units each for a total of 116 units. Each building has at least one second-floor and one first-floor residence with separate front entrance for each. Upstairs units have 2,748 square feet of living space and downstairs units 2060 square feet. Upstairs units offer a front balcony and every unit is complete with lanai and integrated two-car garage. Residents also enjoy a swimming pool and spa, fitness center and party room, a club amenity located within a short walk on Cypress Hammock Circle, the neighborhood thoroughfare. Cypress Hammock is unique in offering walled neighborhood privacy to the south and clear views of golf course, flow ways and lakes, preserve sanctuaries and natural bird habitat. The neighborhood is carefully groomed, colorfully landscaped, and thoughtfully maintained with advanced planning. The CH Association is assisted by a community management company and maintains proper reserves for depreciable assets. It is a well-managed and friendly community where new neighbors are welcomed and invited to participate in committees and planned social events. Regular board meetings are open to all residents.

Indigo Isle -Indigo Isle is a small, quiet, friendly and social neighborhood of 36 condominium units with a southern exposure overlooking the ponds and 6<sup>th</sup> and 7<sup>th</sup> fairways of the North Course

Morningside - Morningside is a very attractive neighborhood of 128 units in 32 buildings each of which has 2 lower units of 1640 sq. feet and 2 upper units of 2040 sq. feet. All units have a 200 square foot screened lanai and in many cases sliding glass enclosures and/or hurricane shutters. Most of the units have excellent views of lakes and the South Golf Course. Significant upgrades were made in 2011 to the outside areas which further enhanced the appearance of the neighborhood. The Morningside Neighborhood is recognized as being very friendly, caring, and having an outstanding social program. Residents are actively involved in the affairs of Morningside through a well-organized committee/board

structure. This volunteer involvement has resulted in an outstanding on- going maintenance program, a strong financial position with adequate reserves, and a wonderful life style.

Oak Hammock I – Spectacular views of cultured fairways and glimmering lakes await the residents of Oak Hammock I – the newest condominiums in Shadow Wood. This charming neighborhood consists of 60 luxury coach homes some of which overlook a tranquil lake and the 15<sup>th</sup> and 16<sup>th</sup> holes of the North Course that embraces an adjacent lake and others that overlook a lake and the 7<sup>th</sup> fairway of the Copperleaf Course. Homes range from 2,060 to 2,748 square feet of living area.

Oak Hammock II – Stately palms beckon the morning sun, casting their shadows on the dew covered green. This is Oak Hammock II, an enchanting neighborhood of 44 coach homes looking over the 15<sup>th</sup> fairway of the North Course. Homes range from 1,632 to 2,040 square feet of living space. Oak Hammock I and Oak Hammock II are located on Autumn Breeze Drive. They are managed as one community and together hold several social events at the spacious and highly functional Amenity Center. A well-equipped fitness center, a very large pool area with Spa and Wi Fi are also available. This great facility for relaxing, exercising and social gatherings is conveniently located between Oak Hammock I and Oak Hammock II. This neighborhood is financially sound, well managed, beautifully landscaped and offers a very comfortable life style.

Palmetto Ridge - Palmetto Ridge is an attractive community of 64 units in 16 buildings located at the north end of Shadow Wood. The units have views of the fifth fairway and green of the North Course. Completed in 2003, the buildings have been very well maintained. The association is very strong financially. Downstairs units are 1,632 sq. ft., upstairs are 2,040 sq. ft.; both feature a 200 sq. ft. lanai.