



community
profile

Nicklaus Manor

at The Concession Golf Club & Residences

The Muirfield's expansive outdoor living complete with fireplace and summer kitchen

The pinnacle of exclusivity and style, Nicklaus Manor at The Concession Golf Club & Residences is nothing less than world-class. Thirty-three estate homes populate the enclave neighborhood's brick-paved streets, which wind gently throughout the private gated community. It is the first residential neighborhood to uphold the tradition and standards associated with the Nicklaus name, and it does so with an incomparable signature style. Each Nicklaus Manor home sits on a one-half acre home site surrounded by native oaks and sparkling lakes. Traditional colonial styling and an abundance of outdoor living spaces define these majestic homes.

Naples-based luxury design builder Landmark Development Group offers a variety of airy and elegant floor plans, each created to accommodate the unique lifestyle that Sarasota's year 'round climate affords its residents. Options range from 3,130 square feet under air to over 5,600 square feet under air in single and two-story designs, with high-end appointments throughout every home. Expansive outdoor living areas are the perfect complement to each residence, which offer custom-created luxury inside and out.

The Aston

At over 3,800 air-conditioned square feet, The Aston offers homeowners a well-balanced combination of formal and casual spaces, with

maximum views of the surrounding landscape. Elegant double doors, a beautiful foyer and a galleria hallway set the tone for this home's beautiful interior, which is marked by intricately detailed 15-foot coffered ceilings. In addition to three bedrooms and three-and-a-half baths, The Aston also features a library or study. Within the home's gourmet kitchen, a spacious island is the ideal spot for creating culinary masterpieces, or building memories with family and friends. As with all of the homes in Nicklaus Manor, The Aston boasts an inviting outdoor living area, which features a summer kitchen and large pool and lanai areas for superb entertaining.

The Barrington

Its name evokes a sense of elegance, and at over 4,900 square feet under air, The Barrington lives up to expectations. Classical design is the hallmark of this home, which offers upgrades including a wine cellar and unique design choices for both formal and informal living and dining spaces. The floor plan features fluid design, with four large bedrooms, five-and-a-half bathrooms, library, and gourmet kitchen with a butler's pantry. The guesthouse is complete with its own bedroom and living room, morning bar kitchen and full bath. Outdoor entertaining is a must with a large covered lanai that includes a summer kitchen and bar, along with a cozy exterior fireplace. A dynamic pool and spa area with a stunning waterfall backdrop invites homeowners and their guests to truly enjoy the Sarasota lifestyle.

The Glenmoor exhibits classical elegance and attention to fine detail



The Muirfield

An impressive exterior courtyard sets the standard for The Muirfield, which provides over 5,100 square feet of air-conditioned space and over 7,100 square feet total indoor and outdoor living space. An optional guest cabana, three-car garage, and dramatic entryway create a home that is perfect for entertaining. In addition to four spacious bedrooms and five full bathrooms, The Muirfield also houses two half-baths and a formal library or study. The home's impressive master suite features a double door entry, generous hallway, his-and-her baths and closets, and a large marble morning bar. A beautiful gourmet kitchen holds a massive island that is well-suited for grand buffets and casual dining; other dining options include a breakfast nook and adjoining family room, along with a formal dining room that features a gracious butler's pantry and wine room. An entertainer's delight, The Muirfield offers a sense of privacy and understated elegance within its generous square footage.

The Glenmoor

The Glenmoor, Nicklaus Manor's tribute to Southern architecture, is a two-story masterpiece designed to accommodate the most discriminating homeowner. A classically inspired courtyard opens to a stately columned entry, setting the standard of luxury and elegance. Inside, a large open foyer and winding staircase with wrought-iron

railing invite guests and homeowners to explore the grandeur of the stunning architecture. At 5,600 air-conditioned square feet and over 7,300 total square feet, The Glenmoor features four large bedrooms, five full and two half-bathrooms, a formal library/study, plus an interior elevator. The master suite offers his-and-her baths and closets, a morning bar and double tray ceilings. A spectacular outdoor area includes a covered lanai, plus expansive room for entertaining. The Glenmoor's large pool features a dramatic two-story dramatic cascading waterfall, which adds splendor to this spectacular home.

Impeccable Standards

All of the homes at Nicklaus Manor feature notable standards. Courtyard-style entries and professional landscaping increase the curb appeal of every house, while setting an aesthetic touchstone for the entire community. Inside, features include: beautiful 12-inch baseboards in all rooms; intricate ceiling details including tray ceilings, 12-inch and double crown molding; top-of-the-line Viking appliances; and extensive use of granite and marble in kitchens and baths. Floors throughout each home at Nicklaus Manor are beautifully finished in elegant mud-set travertine or hardwood. Additional features, such as cast stone fireplaces, exceptional light fixtures and custom-made furniture add a sense of distinction and style to each design.

Complementing the serene backdrop of each well-appointed lot is a pool and patio lanai, which serves as a focal point for the exterior of every home. The eco-friendly community maintains an Old Florida atmosphere thanks to a wealth of stately pine and aged oak trees, generously draped with beautiful Spanish moss.

Completely furnished, turnkey homes are available to individuals who appreciate the beauty and convenience of a superbly furnished and professionally designed home. Interior designer Lusía Shafran, co-owner of the multi award-winning Landmark Design, has put her special talent on all of the interior details of each Manor home, ensuring that the properties reflect the natural beauty and understated refinement that have become a benchmark of the community's signature style.

Beyond The front Door

While all homeowners at The Concession Golf Club & Residences are privy to miles of serene walking and biking paths as well as ample outdoor picnic and gathering areas, those who reside within the prestigious Nicklaus Manor are invited to enjoy the height of the luxury homeowner experience. Exclusive privileges for homeowners include maintenance-free living and full Signature Membership to The Concession Golf Club, which will be capped at 300 for the 18-hole Jack Nicklaus signature golf course. The par-72 course was named America's Best New Private Course in 2006 by Golf Digest, which also ranked The Concession fifth among golf courses statewide. Links magazine

recognized The Concession Golf Course & Residences as one of America's 100 Premier Properties. Among the amenities at The Club are ample space for golf practice, a traditional caddie program, junior golf programs designed with the unique needs of the club's younger players in mind, and a fully equipped golf clubhouse that includes gourmet dining, recreation rooms and locker rooms. A separate sports clubhouse will attract a range of athletes, with tennis courts, fitness facilities and a resort-style swimming pool. Members and their guests will have the opportunity to unwind and rejuvenate with spa treatments, or to just relax poolside at the outdoor cafe.

In keeping with the luxury lifestyle, residents of Nicklaus Manor will also have access to a private concierge service. From personal shopping, to travel and entertainment arrangements, to party planning, administrative assistance and caretaking services, the concierge provides an ample selection of services designed to enhance the quality of life for the Manor's most discerning individuals

At Nicklaus Manor at The Concession Golf Club & Residences, every home is a veritable work of art. With spectacular views of oak hammocks, preserves or water features, residents will revel in the opportunity to enjoy the beauty of nature within the comforts of their luxurious settings. Well-appointed and built to stringent standards of quality, every property at Nicklaus Manor is an invitation for homeowners to enjoy the luxury lifestyle they deserve. ★

Lush landscaping and maintenance free living await at the Aston



Enjoy sweeping views of the spacious outdoor entertainment area from the Aston's dinette



Models are open daily and private tours are available by appointment. Nicklaus Manor is exclusively sold and marketed by Golden Bear Realty, LLC, with offices based in Sarasota and Bradenton. Co-broke options are available; interested parties may request a form in order to register their clients.

Additional photos and virtual tours of all the homes at Nicklaus Manor may be viewed at the community's Web site, www.NicklausManor.com. Information packets may be requested via telephone at 888-970-7371, or by e-mailing Vice President of Sales and Marketing Karen Talbot at karent@goldenbearhomes.com.

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