



Sea Island Properties At-A-Glance

LOCATION

P.O. Box 30351, Sea Island, GA 31561
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ABOUT SEA ISLAND PROPERTIES

Since 1928, Sea Island has offered an uncomplicated privacy and easy-going, elegant lifestyle that transcends resort experiences and real estate offerings. With private neighborhoods such as Sea Island's 550-cottage colony and Ocean Forest Golf Club community, Sea Island was twice named the "top golf community" in the U.S by *Travel + Leisure Golf*. Activities and amenities center around The Cloister and The Lodge, both Forbes Five-Star and AAA Five-Diamond recipients, Sea Island is the only resort in the world to have received four Forbes Five-Star Awards for 11 consecutive years (The Cloister, The Lodge, The Spa at Sea Island, and the Georgian Room restaurant at The Cloister.)

SEA ISLAND CLUB MEMBERSHIP

Most residents of Sea Island communities enjoy application rights to Sea Island Club, featuring some of world's finest club facilities with unparalleled activities and amenities. Members may enjoy world-class golf and golf instruction, an oceanfront beach club, the Forbes Five-Star Spa at Sea Island, fitness center, sport shooting, tennis, squash, boating and fishing, children's programs, water sports, social events, nature programs, and casual and fine dining at nine dining venues, including the Forbes Five-Star Georgian Room.

Sea Island Communities

SEA ISLAND COTTAGES AND RIVER CLUB

Approximately 600 custom-designed cottages on Sea Island range from three to eleven bedrooms. Many feature views of the Atlantic Ocean, salt marsh, tidal creeks, or other natural habitat. All have nearby beach access. River Club is located on the Black Banks River near The Cloister. There are 44 cozy residences from 2-5 bedrooms in this popular condominium neighborhood.

Amenities: Residents have application rights to Sea Island Club featuring some of the finest club facilities in the world along with unparalleled activities and amenities.

- From casual beach cottages to some of America's finest homes
- Many properties are within walking distance or an easy bike ride to The Cloister and Beach Club

- Private 24-hour, attended gatehouse

CLOISTER

The Cloister Ocean Residences offers a limited number of deeded quarter ownership opportunities in 22 fully-furnished one-, two-, and three-bedroom residences. Located on the oceanfront within a private enclave at the southern end of Sea Island, The Cloister Ocean Residences is just a short walk or bike ride to the Beach Club, The Cloister, The Spa, and Tennis Center. Residences range in size from 1,100 - 3,100 square feet.

Amenities and Services: The Cloister Ocean Residences feature the resort services of The Cloister, including bellmen, room service, concierge, housekeeping and full maintenance.

- Sea Island Club membership, included in purchase price
- Private gated entry
- Lush landscaping
- Ocean, marsh, river, and nature views
- Private patios and balconies
- Private oceanfront heated infinity-edge pool pavilion with jetted spa, grilling and picnic areas
- Climate-controlled owner storage
- Worldwide vacation opportunities through ThirdHOME
- Optional Sea Island Rental Program

BEACH CLUB RESIDENCES AND SUITES

An extraordinary, diverse selection of three outstanding community residences located inside the celebrated grounds of Sea Island Beach Club. The Beach Club Ocean Residences, Beach Club Garden Residences and Beach Club Suites are just steps from five miles of private beach, extraordinary dining and an array of personal services.

Beach Club Ocean Residences, a cozy enclave of 20, single-level, three- or four-bedroom condominiums, feature panoramic ocean views and share a private swimming pool with Beach Club Garden Residences.

Beach Club Garden Residences offer the family-style living long cherished by the guests of The Cloister. Neighboring the Beach Club Ocean Residences, the garden-centered enclave offers 32 single-level three- or four-bedroom condominiums in two buildings. Featuring a shared swimming pool with Beach Club Ocean Residences.

Beach Club Suites consist of 36 furnished one- and two-bedroom residential suites located on the second and third levels of The Cloister Beach Club and neighboring Dunbar and Mackay Houses.

Amenities: Owners enjoy a private entrance and pool as well as Cloister resort services, housekeeping and maintenance. Residents have application rights to Sea Island Club.

- Steps to the beach and Beach Club
- Old world Spanish-style architecture
- Lush landscaping with all maintenance by Sea Island
- Easy beach access
- Private patios and balconies
- Reserved underground parking and storage
- Private gated entry
- Optional Sea Island Rental Program

OCEAN CLUB RESIDENCES

Situated just 450 feet from the new Sea Island Beach Club along five miles of private beach are 14 single-level, four- and five-bedroom residences. Residences range 4,000-5,500 square feet.

Amenities: Owners enjoy a private entrance and pool, as well as full Cloister resort services, housekeeping and maintenance. Residents enjoy application rights to Sea Island Club.

- Steps to the beach and Beach Club
- Old world Spanish-style architecture
- Penthouses that place the residents/owners at the pinnacle of resort living
- Lush landscaping
- Panoramic ocean views
- Direct beach access
- Private patios and balconies
- Private swimming pool with cabana
- Reserved underground parking and storage
- Private gated entry

OCEAN FOREST

Situated on the northernmost point of Sea Island, this community is home to four distinctive residential offerings with views of the Hampton River, Ocean Forest Golf Course, saltwater lagoons and the Atlantic Ocean. Originally zoned for more than 300 residences, the final plan for the Dune, Forest, Ocean and River Cottages features 109 properties inspired by their natural surroundings.

Ocean Cottages are nestled beside windswept dunes and breathtaking shoreline views that include the 18th fairway of the Ocean Forest Golf Course. Residents also enjoy easy beach access.

Dune Cottages are single family residences that look out over sprawling oaks, surrounding woodlands and fairways, giving residents unparalleled privacy.

River Cottages rise from the edge of the Hampton River with

northerly panoramic views of coastal barrier islands and the Atlantic Ocean. The select enclave is limited to just 10 townhomes, set in pairs with deep water dockage.

Forest Cottages are nestled amid woodlands and provide panoramic views of the Ocean Forest Golf Course.

Amenities: Ocean Forest residences feature terrace or covered porches, private gated entry and are within close proximity to The Cloister and Beach Club, offering views of the ocean, river, dunes, woodlands or golf course. Ocean Forest residents enjoy application rights to Sea Island Club. Use and access of the private, members only Ocean Forest Golf Course

LAKE COTTAGES

This private, gated enclave of 40 townhomes on St. Simons Island is located within minutes of The Cloister at Sea Island. The Mediterranean-inspired residences, equipped with individual elevators, are situated in clusters of twos and threes and enjoy tranquil marsh, lake and wooded views. Lake Cottages offer three- and four-bedroom configurations, and range in size from approximately 3,650-4,050 square feet, with an additional 3,300 square feet of garage and storage.

Amenities: Stucco exteriors, clay-tile roofs and elegant archways distinguish classic Mediterranean-inspired homes designed by noted architect Peter Capone. Residents also enjoy application rights to Sea Island Club.

- Private elevator in each cottage
- Screened terrace with outdoor kitchen for entertaining, including Viking gas grills
- Extra-deep two-car garage plus storage
- Well-appointed kitchen features Viking stainless-steel gas cook top and double oven, Asko dishwasher, wet bar with ice maker and wine cooler
- Hardwood and tile flooring
- Lakeside private swimming pool
- Private gated entry
- Optional Sea Island Rental Program

HAWKINS ISLAND

These 70 homes and home sites on St. Simons Island surrounded by the Marshes of Glynn are close to all Sea Island amenities. Connected by a single, gated roadway off Sea Island Road, residents cross a picturesque lantern-lit stone bridge to a private, quiet world canopied by ancient oaks. Amenities: Inspiring views with easterly and westerly marsh exposures and lush wooded sites. Residents enjoy application rights to Sea Island Club.

- Walking and bicycling paths
- Private 24-hour, attended gatehouse
- Easy transportation access to St. Simons Causeway
- Close and convenient access to Sea Island amenities

KING'S POINT

A private, forested enclave of 35 outstanding homes and home sites on St. Simons Island situated conveniently near The Lodge at Sea Island Golf Club and Sea Island resort amenities.

Amenities: The magnificent private community sits in a tall stand of lush forest, offering spectacular vistas in every direction. Forest, marsh and lakes are woven throughout with views of the St. Simons Sound and championship Sea Island Golf Club fairways. Residents enjoy application rights to Sea Island Club.

- Views of marsh, lakes, Frederica River, intracoastal waterway
- and the manicured fairways of Seaside and Plantation Golf
- Courses
- Private gated entry
- Close proximity to The Lodge at Sea Island Golf Club
- Minutes from the amenities of The Cloister at Sea Island
- Easy transportation access to St. Simons Causeway

SEASIDE

Home to just 12 extraordinary homes and home sites on St. Simons Island, all within an easy walk or bike ride to the Golf Performance Center and The Lodge. The sense of arrival is beyond compare as you pass the Avenue of Oaks, the internationally acclaimed Lodge, Seaside and Plantation Golf Courses, and private gate. This neighborhood allows easy access to championship fairways, ocean breezes, strolls down the private boardwalk and the quaint village area at nearby St. Simons Island pier.

Amenities: This magnificent, secluded sanctuary is poised in a spectacular golf setting between the waters of St. Simons Sound and Tom Fazio's brilliantly designed Seaside Golf Course. Residents enjoy application rights to Sea Island Club.

- Views of St. Simons Sound, Atlantic Ocean and Seaside's 11th fairway
- Close proximity to Seaside, Plantation and Retreat Golf Courses
- Walking distance to The Lodge at Sea Island Golf Club and the Golf Performance Center
- Private gated entry
- Surrounded by St. Simons Sound, tidal creeks and ocean breezes
- Private boardwalk to beach
- Close proximity to St. Simons Village for shopping and dining

GOLF RETREAT NORTH

The privately owned home sites on St. Simons Island are located on Sea Island Golf Club's world-class Plantation Golf Course.

Amenities: The exclusive community of Golf Retreat North features homes and home sites with breathtaking views of the antebellum oak-lined Plantation Golf Course. Close to St. Simons Island Village shops and restaurants, residents of Golf Retreat North have application rights to Sea Island Club.

About Sea Island

Since 1928, Sea Island has been known as an exceptional destination appealing to those who appreciate gracious service and heartfelt hospitality. With four Forbes Five-Star experiences -- The Cloister at Sea Island, The Lodge at Sea Island, The Spa at Sea Island, and the Georgian Room restaurant -- Sea Island entices families, outdoor enthusiasts, and those simply wanting to refresh. It is the only resort in the world to have received four Forbes Five-Star awards for 11 consecutive years. As the only U.S. resort to host a G-8 Summit of world leaders, Sea Island provides exceptional settings and service for conferences and executive retreats.

Located on the southeastern coast of Georgia, Sea Island features five miles of private beach, a Beach Club, tennis center, Yacht Club, Shooting School, and children's programs, as well as three championship golf courses, including Seaside and Plantation, home of the PGA TOUR's RSM Classic. Located on St. Simons Island, The Inn at Sea Island offers casual accommodations with access to many Sea Island amenities. Broadfield, a Sea Island Sporting Club and Lodge, offers seasonal hunting and fishing opportunities.

Enhancements recently debuting at The Lodge include six new cottages with 14 sleeping rooms, an oceanfront pool, and pool house, and an 18-hole putting course, called Driftwood. Early 2019 brought an all-new, 17,000-square-foot, state-of-the-art Golf Performance Center.

Those seeking adventures in the spirit of the American west may choose to visit The Broadmoor, the other member of the Sea Island family. Opened in 1918 and situated at the gateway to the Colorado Rocky Mountains in Colorado Springs, The Broadmoor is the longest consecutive winner of the Forbes Five-Star and AAA Five-Diamond awards. Like Sea Island, the resort offers guests a unique way to experience one of the country's most beautiful settings, and is known for its history, tradition, and service excellence.

About The Broadmoor – Sea Island Company

Under one ownership, the historic and independent sister properties of Sea Island in Georgia and The Broadmoor in Colorado offer multifaceted destinations with an array of accommodations, amenities and activities tailored to meet the specific needs and desires of nearly all individual guests and groups. The diversity of experiences, each delivered with the best in service, truly makes this marriage of two iconic luxury resorts one of the most unique in the world. Under the direction of The Broadmoor-Sea Island Company, both properties share best practices, training and development, as well as joint marketing initiatives and combined sales efforts. Between them, these two independent resorts have the unique distinction of holding seven sets of Forbes Five Star awards for service excellence.

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