



Only One Place

Florida shares a kindred spirit with the Old World charm and elegance of Tuscany. The rare rolling hills, the inviting vineyards and tall slender Italian cypress trees, the unforgettable architecture, all woven together in a natural tapestry to delight the senses. This picturesque setting, unlike anyplace else in Florida, is where you will discover this beautiful community - an exclusive private golf and lakefront community just 20 minutes west of downtown Orlando. One glimpse of this extraordinary Tuscan-like landscape and dramatic elevation changes only found in Central Florida, and it is evident why many feel they've truly stepped into one of Italy's most scenic hillside regions. It is here that a timeless community is taking shape, combining the best of private golf and lakefront living, suburban convenience, and world-class resort-style amenities and services. Our community is a place where families and friends are building lasting memories in a new era of country club living. Welcome to the quintessential private lake and golf club community.



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Location · Education · Lifestyle

"Most of us spend too much time on what is urgent and not enough time on what is important."
-Stephen R. Covey

Convenience to Work and Play – Spread out across 1,900 acres of rare rolling hills and sparkling lakes, this property offers a true escape from the big city yet it offers easy access from one of the most dynamic cities in the world, Orlando. With the stress-free Florida Turnpike and Expressways 408 and 429 just around the corner, you are just minutes from nearly everything you would want including two international airports, world-class shopping, dining, and entertainment.

Dedication to Education – In addition to Lake County's numerous A and B rated schools, we are a proud partner of Montverde Academy, an international college preparatory day and boarding school. Located exactly one mile from our main entrance, Montverde Academy is one of the Nations top college prep schools, recognized for its educational, athletic and character development excellence with students from more than 70 countries.

Healthy Lifestyle Balance – In a time when finding a healthy balance is near impossible, we offer exclusivity and healthy living right here at your fingertips. Choose your lifestyle:

Living in Luxury – The type of hospitality you'll experience as a Club member is beyond compare. With world-class service and facilities you'd only expect at the world's finest resorts, the Clubhouse offers an abundance of amenities and services including a luxury spa, exquisite locker rooms, extensive golf shop, and quality dining.

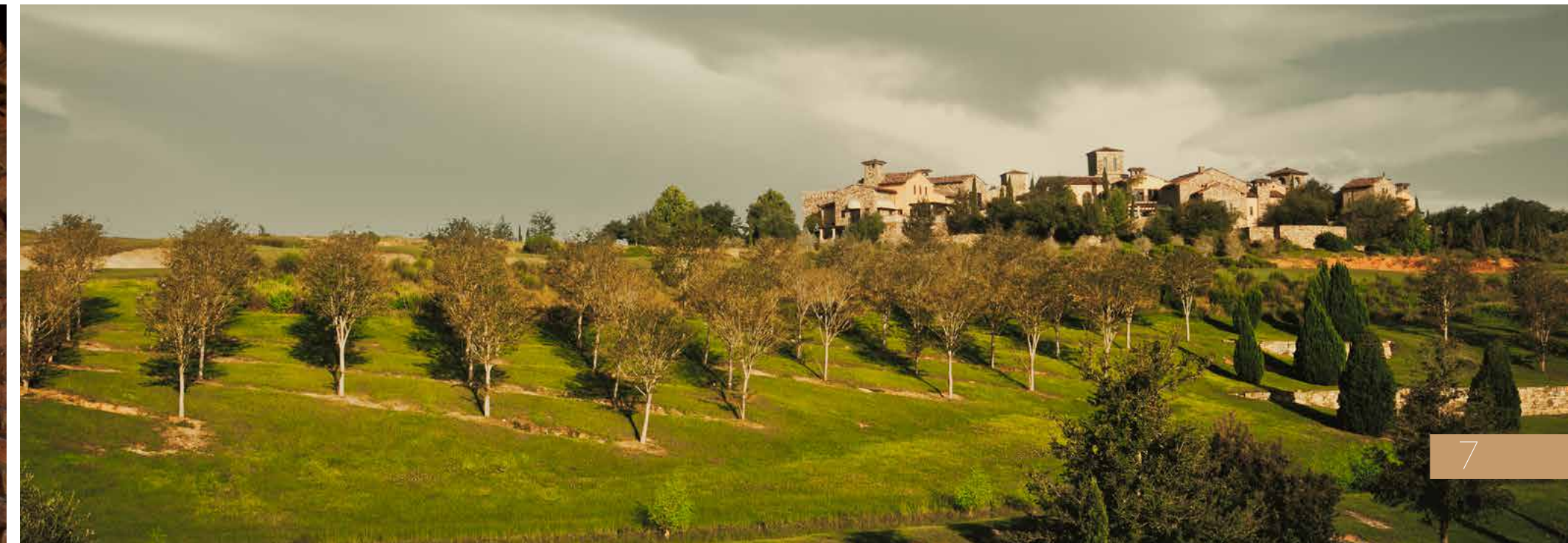
Ultimate Lakefront Living - Between pristine Lake Siena, Lake Apopka, and the Harris Chain of Lakes, lakefront living offers world-class fishing, wakeboarding, and waterskiing, or just pleasure cruising from one lakefront town to the next.

Pursuit of Athletic Excellence – In addition to our Sportivo Fitness Centre, the Montverde area is known for its National Training Center that serves as the training ground for thousands of world-class amateur and Olympic athletes. Whether you're a champion triathlon athlete or prefer the casual rails-to-trails bike paths, our community is right by it all.

Championship Golf – Unique to Central Florida, this Nick Faldo designed course offers rare rolling terrain with open fairways and sweeping dunes. Sir Nick enjoys his time here so much that he is building a personal residence right here on property.



This property is spectacular. The rare elevation changes and stunning golf and lakefront views. There's nothing like it.



*Building a Community Through Vision,
Experience and the Strength to Execute.*



The organization developing the unique vision behind this beautiful community is private equity firm DCS Investment Holdings, a dedicated group of professionals based in West Palm Beach, Florida.

DCS is headed by Dwight C. Schar, an American businessman and philanthropist who founded NVR, Inc., a publicly traded Fortune 500 Company and one of the nation's largest homebuilding and mortgage banking companies, according to the NVR website.

Mr. Schar is also a co-owner of the Washington Redskins, one of the premier franchises in the National Football League, and sits on their Board of Directors. Mr. Schar is a dedicated philanthropist, whose charitable giving extends to numerous organizations, including George Mason University, INOVA Fairfax Hospital, Child Helps, Youth For Tomorrow, the George W. Bush Presidential Library and many others.





The Perfect Place

We love living in the Clermont-Montverde area because it's a small tight community but still close enough to Orlando that we can jump into the car and be at most places in less than 30 minutes." - resident-member John Schmid

What is so remarkable about the property is the sense of escape one gets in this quiet country-like setting, yet it is just minutes from one of the most dynamic cities in the world, Orlando. Situated on more than 1,900 acres of pristine south Lake County land, this private golf and lakefront community is located on the shores of Lake Siena and Lake Apopka in the quaint town of Montverde. Despite its small-town feel, this perfect location offers all of the necessities expected from an upscale residential community.

The artist sees what others only catch a glimpse of.

Leonardo da Vinci

- **Big-City Conveniences:** Located just a few miles from the growing towns of Winter Garden and Clermont, residents are surrounded by numerous hospitals, medical facilities, restaurants and great shopping.
- **Top-Ranked Education:** In addition to the Lake County School District, Montverde Academy, a world-class international private college preparatory school, is less than two miles from our front gates.
- **Metropolitan Proximity:** For those seeking a stress-free commute or taste of the metropolitan lifestyle, our community's convenient location, just a few miles from the traffic-free Florida Turnpike and East-West Expressway toll roads, is a mere 20 minutes away from Downtown Orlando.
- **Area Appeal:** Whether enjoying downtown Orlando's new Dr. Phillips Center for the Performing Arts, the various sporting and entertainment events at Amway Center, dining along Restaurant Row on Sand Lake Road, shopping at the world-renowned Mall at Millenia, visiting Disney® theme parks, Universal Studios™ and SeaWorld® attractions or accessing the Orlando International Airport, all of this is just an easy drive from your future home.

Downtown Orlando
West Orange Trail
Hospitals & Medical Facilities
Walt Disney World Resorts and Parks®
Universal Studios™

SeaWorld®
Amway Center
Dr. Phillips Center for the Performing Arts
The Mall at Millenia
Restaurant Row

Premium Shopping
Top-Ranked Education
Parks & Beaches
Cultural & Entertainment Venues
Abundance of Dining Options



Redefining the Art of Club Design

The team behind this stunning property spared no expense in creating this world-class community, and the iconic clubhouse is indicative of this commitment. Designed by world-renowned architects Marsh & Associates, the award-winning 75,000 square foot clubhouse is like no other clubhouse east of the Mississippi and serves as the centerpiece of this exclusive community. With its dramatic barrel tile ceilings imported from Italy, intricate stonework custom crafted from Italian experts and a labyrinth of eye-pleasing plazas, fountains, terraces and woodwork, this masterpiece is reminiscent of Old-World architecture found in the heart of Tuscany with no expense spared.



Wine and Dine

In all, the striking architectural gem features eight individual buildings, giving residents, members, and guests a sense of walking in and amongst a true Tuscan village. Inside, one can find an authentic wine cellar and cigar room/humidor, magnificent dining areas, warm and inviting lounges, display kitchen and pizza oven, formal ballroom, rejuvenating spa and salon, well-appointed men's and women's locker rooms and fully-stocked pro shop.



Gorgeous golf course vistas. Idyllic private island lakefront living. Unparalleled privacy. The quintessential private golf and waterfront community.



Sportivo Centro

Staying active and living a life filled with health and wellness is integral to the pursuit of happiness. This private club community offers all the amenities and programs necessary to live life to its fullest.

Among our recently built first-class facilities:

Pool Complex: This resort-style pool overlooking Lake Siena and the 18th fairway features two 75-foot lap lanes, a sun deck, whirlpool spa with seating for 16 and a covered terrace with bar and grill.

Fitness Center: This 3,000-square-foot health and fitness facility features state-of-the-art cardio equipment, including stationary bikes, treadmills, and elliptical machines, in addition to free weights and strength-training machines. There is also a multi-purpose room used for a variety of fitness and wellness programs, all of which are taught by certified instructors.

Tennis Complex: Six brand new Har-Tru courts for singles or doubles play. The tennis complex is professionally staffed with a variety of programs and lessons for all ages and skill levels.





Love of beauty is taste. The creation of beauty is art. - Ralph Waldo Emerson



Championship Nick Faldo-Designed Golf Course with Nature in Mind.



"It's a Compelling Lifestyle Choice"
-Nick Faldo

With three British Open titles and three Masters championships to his credit, six-time major champion Nick Faldo has more than proven himself as a talented golfer. His experience playing on the finest courses around the world was fully realized at this community's par-72, 7,594-yard championship golf course.

Set amidst live oaks, orange groves, and Italian cypress trees, the Faldo-designed layout is a beautiful complement to the community with its elevated tees, wide fairways and natural contours. Using Florida's rare rolling terrain as inspiration, the challenging layout actually sprawls across the western edge of the development, incorporating lush forested valleys, dramatic dunes and sweeping vistas of Lake Apopka and Lake Siena.

Beyond that, the course serves as a testament to the careful stewardship of the land because of the novel technique used to build the course. This technique preserves tremendous amounts of water, maximizes the playing experience, and raises the standards for others to follow when it comes to golf course construction.

The spectacular golf course is only one reason Sir Nick Faldo has decided to build his personal residence here. "This property is a special project in terms of design," Faldo said. "Once you are on the property you are transported to a space that looks and feels 100 percent unique in Central Florida. The hills and the architecture are reminiscent of Tuscany; convenient to all the amenities of Central Florida and the lake on property gives me a place to cast a line from my own back garden. It's a compelling lifestyle choice."

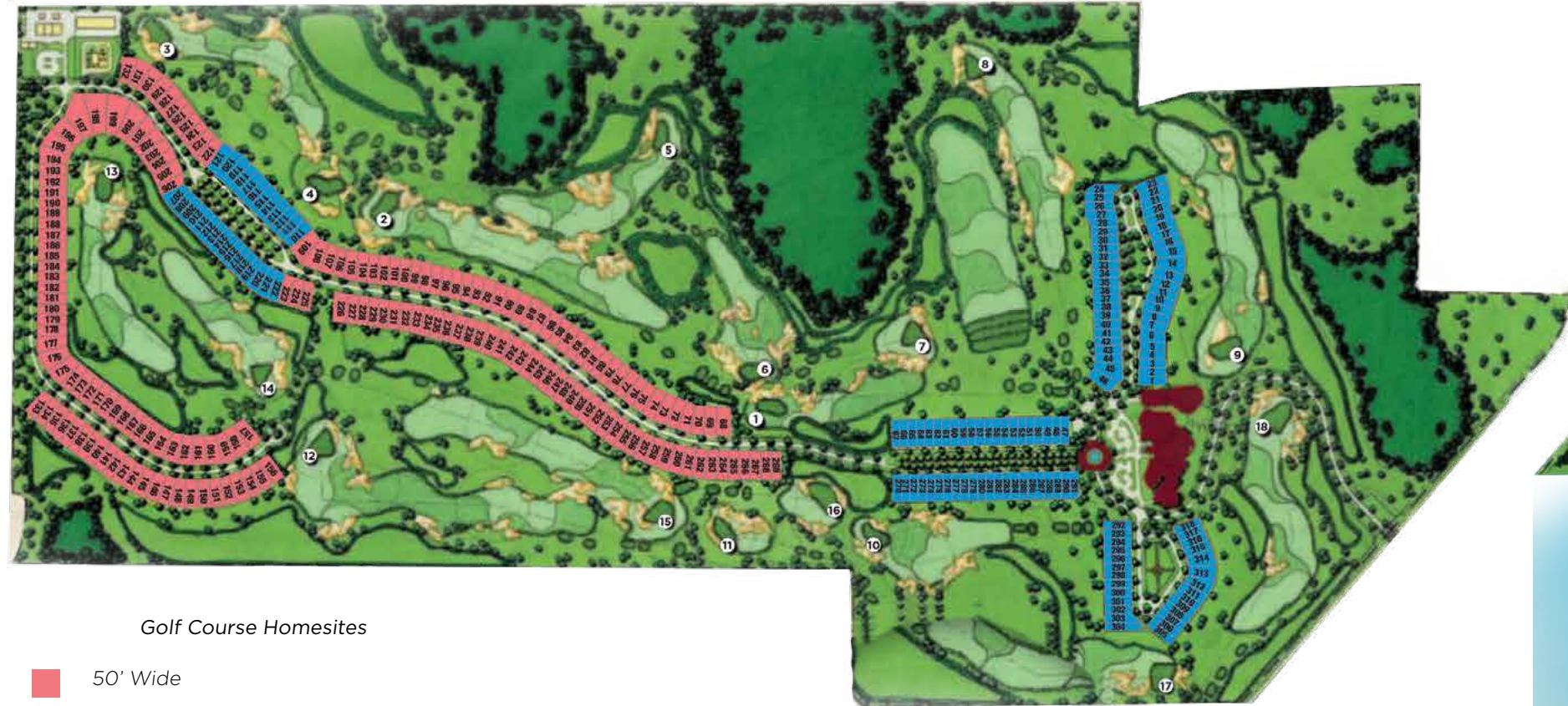




Don't wait for the perfect moment, take the moment and make it perfect - Zoey Sayward



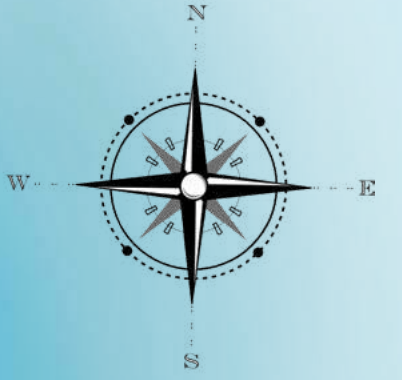
Golf Lots



Golf Course Homesites

- 50' Wide
- 40' Wide
- Clubhouse

Estate Lots



Private Island Estate Homesites

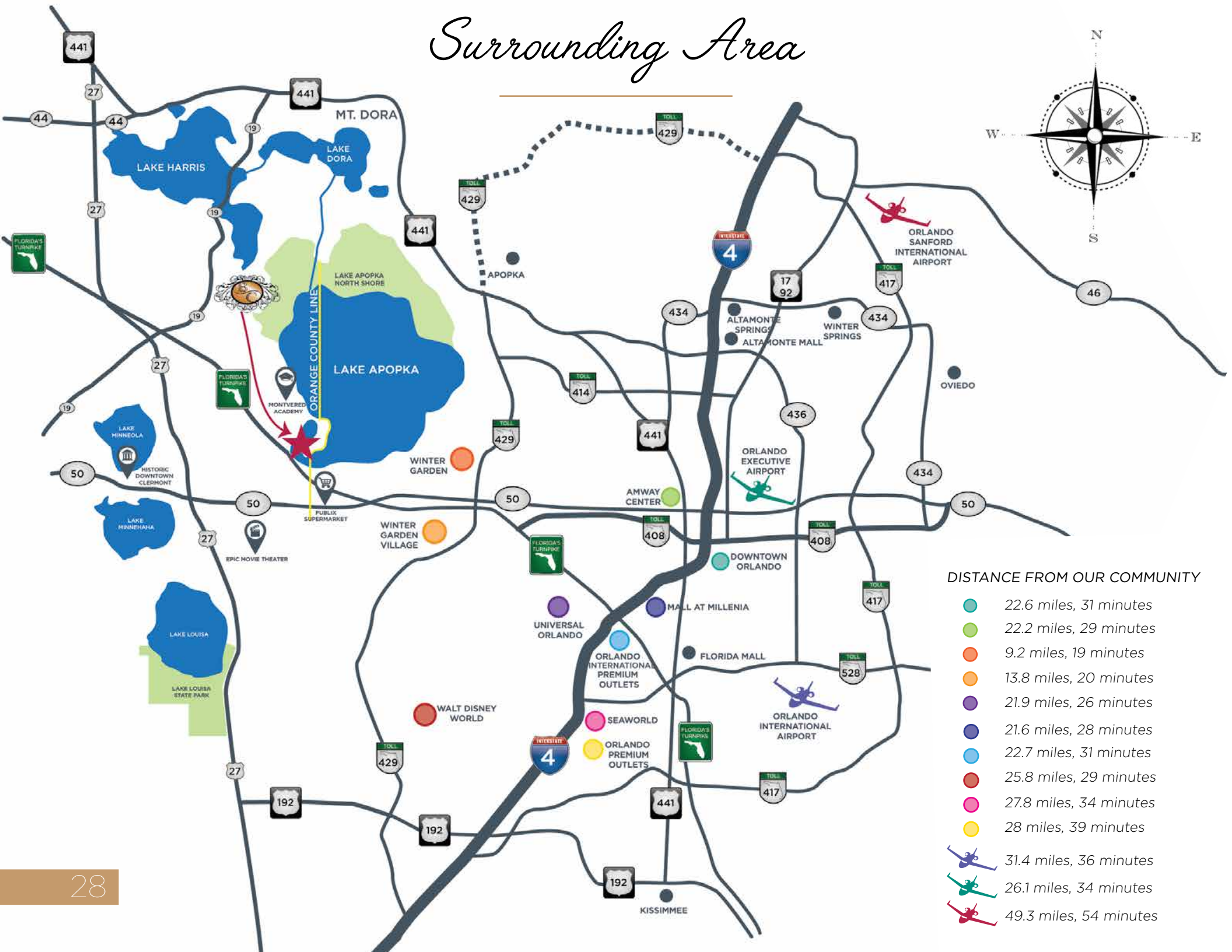
- 75' Wide
- 100' Wide
- Future Development



The goal of a designer is to listen, observe, understand, sympathize, empathize, synthesize, and glean insights that enable him or her to 'make the invisible visible.' Hillman Curtis



Surrounding Area



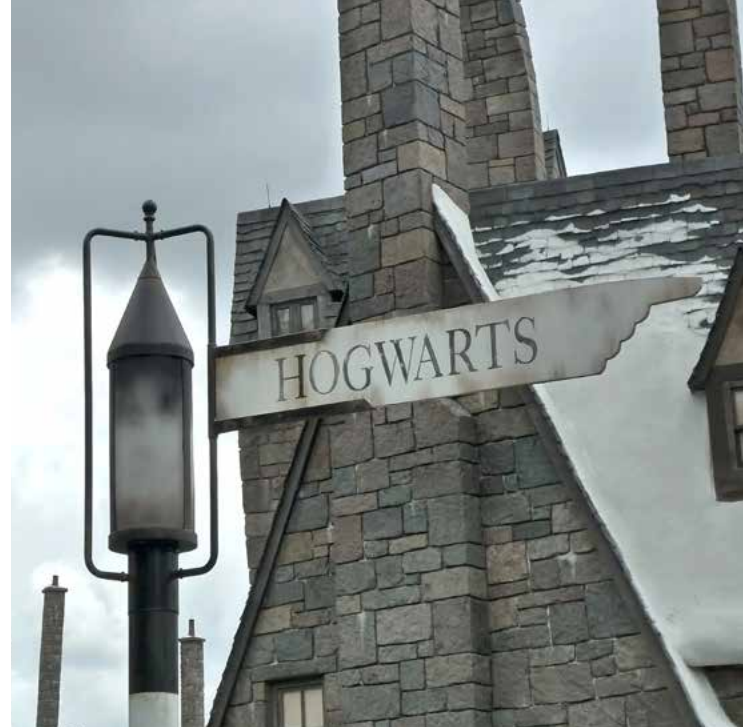
The Ultimate in Lakefront Lifestyle



From the moment one enters our private gated entrance, it is quickly evident there is something unique about the property, a special feeling unrivaled anywhere else in Florida. There are the hundred-year-old oak trees that frame a stunning view of the crystal clear waters of Lake Siena, a private 350-acre spring-fed lake in the center of the community. Then, there's the dramatic land itself, which rises to heights of more than 180 feet above sea level, highlighted by the community's 75,000-square-foot Italianate clubhouse.

Sitting atop one of Florida's highest points, the iconic clubhouse gloriously watches over the village below.

In the near distance, one marvels at the sheer size of 30,000-acre Lake Apopka, Florida's third-largest lake and one of the little-known sources of popular Zephyr Hills bottled water. In addition, Lake Apopka connects to the Harris Chain of Lakes by canal providing a fisherman and boater paradise. Recreational boating from skiing, sailing, and award-winning bass fishing are common -place. But Lake Apopka also offers the ability for pleasure cruising to the Harris Chain lakeside restaurants and marinas or exploring one historic town after another. Along your scenic route, you'll be surrounded by cedar trees draped in Spanish moss, great blue herons, egrets, and osprey abound. Adventure awaits with such beauty right in your backyard.



The only way of finding the limits of the possible is by going beyond them into the impossible....Arthur C. Clarke





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