

TRAVEL + LEISURE

GOLF

ISLAND ESCAPES
FROM BALI TO
THE BAHAMAS

AMERICA'S TOP 100
PRIVATE GOLF
COMMUNITIES

JANUARY/FEBRUARY 2007

THE BEST NEW COURSES



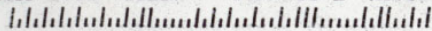
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SQUARE DRIVERS
LAG PUTTING TIPS
LOVE THY...GLOVE?

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SURPRISE! MOST ARE IN THE U.S.

Tom Fazio Course at Pronghorn, Bend, Oregon

THE NEXT 15 LIFE AT THE TOP

11. ESTANCIA Scottsdale, Arizona

Estancia maintains a lofty status in the competitive Scottsdale market with superior planning and design, from the internationally honored Fazio course to the amenity-packed clubhouse to the eye-pleasing architecture.

12. THE GREENBRIER SPORTING CLUB

White Sulphur Springs, West Virginia

There are still hints of the Social Register over at the great resort, but the club displays a more unbuttoned approach: a Fazio-designed course, as well as access to the resort's three courses, a heavy-beamed members' lodge, shooting grounds and multiple fly-fishing streams.

13. ISLEWORTH Orlando, Florida

For all its mansion-filled boulevards and Edwardian personal service, Isleworth still has a golf soul and a jock mentality: a Steve Smyers layout and a seven-thousand-square-foot lounge with golf simulator and basketball court.

14. SILVERLEAF Scottsdale, Arizona

Tom Weiskopf's fairways and green sites echo the folds of the surrounding McDowell Mountains, while the fifty-thousand-square-foot club and spa call you inside. A New Urbanist aesthetic permeates the first-class residential plan.

15. KUKI'O Kona, Hawaii

The half-mile-long Big Island beach here outshines that of any other gated golf community. Kuki'o's fifteen hundred acres hold only 375 homesites and include a full-service beach club, world-class spa and twenty-eight private Tom Fazio-designed golf holes.

16. WADE HAMPTON Cashiers, North Carolina

This mountain retreat was prospected by a brother-and-sister development team blessed with a beautiful Blue Ridge site, a golf course that would catapult Tom Fazio to fame and the foresight to draft covenants, add amenities and recruit well-off, unpretentious people to join in the fun.

17. YELLOWSTONE CLUB Big Sky, Montana

Amid log-style mansions and ski-in, ski-out chalet homes for the residents, there is also a resort component with private skiing and private golf (by high-country veteran Tom Weiskopf), plus hiking and fly-fishing.

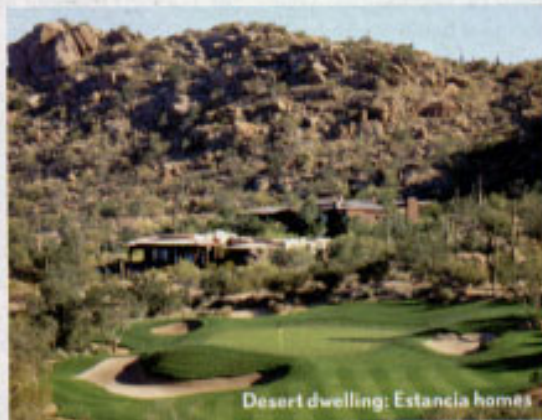
18. JOHN'S ISLAND Vero Beach, Florida

No community needs publicity less than "J.I." (as the locals call it), which advertises only to attract good help. Located

on a pristine barrier island between the Indian River and the Atlantic, it has three courses, a private beach club, tennis courts, a full gym and elegant architecture.

19. IRON HORSE Whitefish, Montana

Twisting through 820 acres above Whitefish Lake is a tidily tended Fazio course, though the other outdoor activities available—like horseback riding, white-water rafting, hiking and fly-fishing—are more rugged. And that's not counting what's on tap when it snows.



20. THE VINTAGE CLUB

Indian Wells, California

This 712-acre community on the former Eldorado Polo Grounds is all waterfalls, lakes, two Fazio courses and multi-million dollar estates, with an incredibly sophisticated security component.

21. STOCK FARM

Hamilton, Montana

The views from the sixteen-acre ranch are of Bitterroot peaks and high prairie dotted with grazing elk. The developers managed to lay in great golf, fine dining as well as a gleaming fitness center without breaking the frontier spell.

22. REYNOLDS PLANTATION Greensboro, Georgia

Established in 1985, the addition of the Ritz-Carlton Lodge a few years back gave this lake-loving and golf-heavy community a higher profile and some added texture. The upcoming debut of the Creek Club (Jim Engh), a members-only course, will do more of the same.

23. SPRING ISLAND Spring Island, South Carolina

Environmental stewardship and lifelong learning abound here. Thus, the fitness center, pool and tennis courts complex is called the Sports Garden, a Zen-like designation. Also offered are classes in studio art and music, plus a Master Naturalist course taught by a PhD staff member.

24. MIRABEL Scottsdale, Arizona

Self-indulgence meets self-discipline at the fitness center, by the lap pool and cabanas. The luxurious El Corazon neighborhood is at the center of the property, but fine service is everywhere—there's even a chef on the Fazio course.

25. LAS CAMPANAS Santa Fe, New Mexico

The two Nicklaus Signature courses, Sunrise and Sunset, suggest that you should devote entire days to golf. Yet the stunning spa, classic clay tennis courts and fitness program, plus arts and culture in every direction, make it tough.

Owned by the Tavistock Group and home to some Tour players. **GOLF:** 18 holes (Tom Fazio). **RECENT HOME LISTINGS:** \$900,000 to \$8 million. **CONTACT:** 407-851-9091 or lakenona.com.

THE LOXAHATCHEE CLUB Jupiter Made a stirring debut in the 1980s. Setting is 340 acres with seventy-plus acres of freshwater lakes. Currently member-owned and -managed. **GOLF:** 18 holes (Jack Nicklaus). **RECENT HOME LISTINGS:** \$535,000 to \$3 million. **CONTACT:** 561-747-5990 or loxahatcheeclubrealty.com.

THE MEDALIST GOLF CLUB Hobe Sound The course is an award-winning 1995 collaboration of Greg Norman and Pete Dye. Norman, a part-time Medalist resident, later crafted a par-three course. Residents are large-lot custom estates—just 109 of them. **GOLF:** 30 holes (Pete Dye/Greg Norman, Greg Norman). **RECENT HOME LISTINGS:** \$1.9 million to \$4.2 million. **CONTACT:** 772-545-9700 or medalistgolfclub.org.

MEDITERRA Naples Along with the golf, amenities consist of a 25,000-square-foot clubhouse, private beach clubs, formal and casual dining, plus a sports club and a lakeside performance pavilion. Developer is Bonita Bay Group. **GOLF:** 36 holes (Tom Fazio). **RECENT HOME LISTINGS:** \$600,000 to \$7.8 million. **CONTACT:** 877-949-8989 or mediterrana-naples.com.

MIRASOL Palm Beach Gardens Large-scale development with the golf and fitness facilities to match. Former host of the PGA Tour's annual Honda Classic. Taylor Woodrow, a U.K. home-building giant, is the developer. **GOLF:** 36 holes (Tom Fazio, Arthur Hills). **RECENT HOME LISTINGS:** \$800,000 to more than \$4 million. **CONTACT:** 800-578-4544 or mirasolclub.com.

OLD MARSH Palm Beach Gardens A true golf-centric enclave where Pete Dye's routing is still celebrated and the greens roll slick and true. One of the first to emphasize environmental stewardship. Not yet converted to homeowners association. **GOLF:** 18 holes (Pete Dye). **RECENT HOME LISTINGS:** \$995,000 to \$3.7 million. **CONTACT:** 561-627-4605 or oldmarshgolf.com.

OLD PALM GOLF CLUB Palm Beach Gardens Home base for Raymond Floyd, course designer and community ambassador. Anchored by an ornate, 43,000-square-foot clubhouse and a thirty-three-acre golf studio with state-of-the-art technology. **GOLF:** 22 holes (Raymond Floyd). **RECENT HOME LISTINGS:** \$1.7 million to \$8 million. **CONTACT:** 866-499-6742 or oldpalmgolf.com.

ORCHID ISLAND GOLF & BEACH CLUB Vero Beach The homes and club buildings have a West Indies look, and there is a private beach to go with it. Canadian developer Torwest plans to turn the entire property over to the HOA next year. **GOLF:** 18 holes (Arnold Palmer). **RECENT HOME LISTINGS:** \$1.1 million to \$13 million. **CONTACT:** 772-388-2350 or orchidislandgolfandbeachclub.com.

TESORO Port St. Lucie This Ginn Company community is expanding at a good clip, with a Tom Watson-designed course nearly completed and a swim/racquet club set to open. **GOLF:** 18 holes (Arnold Palmer). **RECENT HOME LISTINGS:** \$1 million to \$5 million. **CONTACT:** 888-297-3339 or tesoroclub.com.

TUSCANY RESERVE Naples Italian cypress trees line the streets at this new community. The 34,000-

square-foot clubhouse is set to open in 2008, while residents now enjoy pampering at home with a full-service concierge. Tee-times are not needed at this WCI Communities project. **GOLF:** 18 holes (Pete Dye/Greg Norman). **RECENT HOME LISTINGS:** \$690,000 to \$4 million. **CONTACT:** 800-924-4005 or tuscanreserve.com.

TWINEAGLES Naples This 1,115-acre community is developed by Bonita Bay Group and offers the spectrum from attached coach homes to grand estates. Two golf courses, fitness center and tennis. **GOLF:** 36 holes (Jack Nicklaus, Gary Player). **RECENT HOME LISTINGS:** \$380,000 to \$6.6 million. **CONTACT:** 888-403-0085 or twineagles.com.

WINDSOR Vero Beach Perhaps the most intensely New Urbanist golf community ever built and very upscale thanks to founder Galen Weston. Choice of pursuits for residents includes equestrian sports, a beach club, a gun club, even a community art gallery run by Weston's daughter. **GOLF:** 18 holes (Robert Trent Jones Jr.). **RECENT HOME LISTINGS:** \$1.5 million to \$16.5 million. **CONTACT:** 800-233-7656 or windsorflorida.com.

GEORGIA

THE FORD PLANTATION Richmond Hill Historic significance is paramount at this burned-by-Sherman, rebuilt-by-Henry Ford retreat. An equestrian center, on-property naturalists, a marina, a hunting preserve, fishing grounds, plus a spa and sports complex. **GOLF:** 18 Holes (Pete Dye). **RECENT HOME LISTINGS:** \$1.2 million to \$5.9 million. **CONTACT:** 877-735-8367 or fordplantation.com.

HAWKS RIDGE Ball Ground Bob Cupp's most tournament-worthy course is now host to a Champions Tour event. Privately developed, non-equity club in remote, rural country north of Atlanta. Homesites range up to fourteen acres in size. **GOLF:** 18 holes (Bob Cupp). **RECENT HOME LISTINGS:** \$1.5 million to \$8 million. **CONTACT:** 770-205-6889 or hawkstridge.com.

REYNOLDS PLANTATION Greensboro The new members-only Creek Club and its Jim Engh course will give this vacation-y property added distinction. Four other fine layouts, a handsome Ritz-Carlton lodge and miles of Oconee shoreline also appeal. **GOLF:** 99 holes (Jim Engh, Bob Cupp, Tom Fazio, Rees Jones, Jack Nicklaus). **RECENT HOME LISTINGS:** \$455,000 to \$5 million. **CONTACT:** 800-800-5250 or reynoldsplantation.com.

SEA ISLAND Sea Island Real estate is big business at this almost eighty-year-old resort complex, but it's parceled into discrete communities, each with its own environments and motifs, and, as noted, Frederica is at the top of the list. Resident Davis Love III and a nationally acclaimed Learning Center boost the golf prestige. **GOLF:** 54 holes (Tom Fazio, Rees Jones, Davis Love III). **RECENT HOME LISTINGS:** \$1.8 million to \$10.6 million. **CONTACT:** 800-732-4752 or seasilandproperties.com.

HAWAII

HUALALAI Kona A highly ranked resort and a first-class residential-service program. The Weiskopf course, clubhouse and canoe club are for members only, while the Four Seasons hotel's



Spring Island: historic and homey

sports club and spa are also accessible. **GOLF:** 36 holes (Jack Nicklaus, Tom Weiskopf). **RECENT HOME LISTINGS:** \$3.9 million to \$24.9 million. **CONTACT:** 808-325-8500 or hualalairesort.com.

15 KUKI'O Kona A great Hawaiian golf resort without resort guests. Property purchase brings access to a full-service clubhouse, luxurious spa and fitness facilities, dining pavilion, beach bar, a ten-hole Fazio-designed short course and the noted Outdoor Pursuits program offered at all Discovery Land Company communities. **GOLF:** 28 holes (Tom Fazio). **RECENT HOME LISTINGS:** \$3 million to \$20 million. **CONTACT:** 808-325-4040 or kukio.com.

MASSACHUSETTS

TURNER HILL Ipswich Golf membership is by invitation only at this manorial community. Amenities on the way include a fitness center. Developer is Raymond Properties. **GOLF:** 18 holes (Hurdzan/Fry). **RECENT HOME LISTINGS:** \$770,000 to \$1.6 million. **CONTACT:** 978-356-7070 or turnerhill.com.

WILLOWBEND Mashpee The only community on this list with cranberry-bog views from its formal clubhouse dining rooms. Owners Paul and Phyllis Fireman dote on its multi-address property owners. Besides golf, there is a tennis stadium and a 13,000-square-foot fitness center. **GOLF:** 27 holes (Michael Hurdzan, Bruce Besse Jr.). **RECENT HOME LISTINGS:** \$895,000 to \$2.2 million. **CONTACT:** 508-539-5200 or willowbendrealstate.com.

THE PINEHILLS Plymouth Local developers envisioned something prestigious but not pretentious on these three thousand scrub-pine acres. A commercial village at the hub of the community keeps the atmosphere lively for residents who can be on downtown Boston sidewalks or Cape Cod's dunes in an hour's time. **GOLF:** 36 holes (Jack Nicklaus, Rees Jones). **RECENT HOME LISTINGS:** \$350,000 to \$2 million. **CONTACT:** 888-209-8880 or pinehills.com.

MISSOURI

THE NATIONAL Parkville Impressive estate homes amid massive shade trees, a community center, a lake for sailing/kayaking and guest accommodations near the clubhouse. Developer-owned, with no conversion scheduled. **GOLF:** 18 holes (Tom Watson). **RECENT HOME LISTINGS:** \$450,000 to \$6 million. **CONTACT:** 816-746-0200 or thenationalgolfclub.com.

MONTANA

19 IRON HORSE Whitefish Frontier-themed luxury with spectacular scenery, Fazio golf, fly-fishing and wilderness adventure. Residential options include member cabins, which also operate as developer-rentals but with limited access to club ameni-

2 PALMETTO BLUFF Bluffton Offsetting its oak-shaded vastness, this Crescent Resources property has two "pedestrian-scale" neighborhoods, including a village center anchored by a swank Auberge inn and spa. A boathouse, equestrian farm and sports campus are under construction. **GOLF:** 18 holes (Jack Nicklaus). **RECENT HOME LISTINGS:** \$965,000 to \$2.5 million. **CONTACT:** 866-316-5262 or palmetto-bluff.com.

THE RESERVE AT LAKE KEOWEE Sunset A 4,000-acre settlement planned for 1,500 homes to be inhabited by devotees of golf, hiking, boating, fishing, waterskiing and swimming. Greenwood Development, longtime Hilton Head developer, owns and manages. **GOLF:** 18 holes (Jack Nicklaus), plus 27 holes by Arnold Palmer in the works. **RECENT HOME LISTINGS:** \$1.3 million to \$3 million. **CONTACT:** 888-217-8884 or reserveatlakekeowee.com.

23 SPRING ISLAND Spring Island Historic and still vibrant maritime community where Challin/Light and Associates honed its low-impact, high-toned approach. The Old Tabby course here is one of Palmer's few true greats. Horseback riding, fishing, nature center, boating and a nearby hunting club. **GOLF:** 18 holes (Arnold Palmer/Ed Seay). **RECENT HOME LISTINGS:** \$1 million to \$4 million. **CONTACT:** 843-987-2200 or springisland.com.

TEXAS

BARTON CREEK Austin Known for the luxury spa on-site, this seven-year-old community offers two Fazio courses, one of which is resident-only

every other day. **GOLF:** 72 holes (Ben Crenshaw/Bill Coore, Tom Fazio, Arnold Palmer). **RECENT HOME LISTINGS:** \$500,000 to \$9.7 million. **CONTACT:** 866-214-3136 or bartoncreek.com.

COMANCHE TRACE Kerrville Jay Morrish and son Carter designed the nine holes being added to Tom Kite's original eighteen. Locale is a pleasant mix of Hill Country scenery and college-town stimulation. **GOLF:** 18 holes (Tom Kite/Ray Bechtol/Randy Russell). **RECENT HOME LISTINGS:** \$280,000 to \$1.6 million. **CONTACT:** 877-467-6282 or comanchetrace.com.

SPANISH OAKS Bee Cave With twelve hundred acres of Texas Hill Country, this Discovery Land Company community boasts 477 homesites and an impressive outdoor concierge program that promises any outdoor excursion you can dream of. **GOLF:** 18 holes (Bobby Weed). **RECENT HOME LISTINGS:** \$600,000 to \$2.5 million. **CONTACT:** 877-554-4628 or spanishoaks.com.

YAQUERO Westlake Another Discovery Land Company community that's well-received by PGA Tour players. Service, golf and cuisine here have all garnered multiple awards. **GOLF:** 18 holes (Tom Fazio). **RECENT HOME LISTINGS:** \$1.5 million to \$10 million. **CONTACT:** 817-430-6600 or yaquero club.com.

THE WOODLANDS The Woodlands Consisting of seven-going-on-eight distinct villages with 105 forested parks and 145 miles of hiking and bike

trails. Two golf clubs and a long history of PGA and LPGA tournaments. **GOLF:** 99 holes (Tom Fazio, Jack Nicklaus, Arnold Palmer, Gary Player, Robert von Hagge/Bruce Davlin). **RECENT HOME LISTINGS:** \$130,000 to \$6 million. **CONTACT:** 281-863-1433 or thewoodlandscc.com.

UTAH

GLENWILD Park City The service and facilities here have a resort feel, especially in the massive clubhouse and spa. The Glenwild fitness/treatment facility and extensive hiking trails are key highlights. **GOLF:** 18 holes (Tom Fazio). **RECENT HOME LISTINGS:** \$2 million to \$4.9 million. **CONTACT:** 877-924-9453 or glenwild.com.

6 PROMONTORY Park City Pivotal Group of Phoenix conceived this Deer Valley ski-in, ski-out community with a full-service spa and an award-winning Pete Dye golf course. A Nicklaus-designed course is scheduled to open this summer. **GOLF:** 18 holes (Pete Dye). **RECENT HOME LISTINGS:** \$1.85 million to \$5.2 million. **CONTACT:** 888-458-6600 or promontoryclub.com.

VERMONT

QUECHEE LAKES Quechee Down the road from Woodstock with tournament-tested golf, its own ski area, fitness complex, tennis center and summer camp for the kids. **GOLF:** 36 holes (Geoffrey Cornish). **RECENT HOME LISTINGS:** \$485,000 to \$3 million. **CONTACT:** 888-592-2224 or quecheelakes.com.

WASHINGTON

TUMBLE CREEK Cle Elum A community within the Suncadia complex, Tumble Creek is 2,600 acres of meadows and brooks. On the edge of the Wenatchee National Forest, it's a true hiker's paradise. Plus, there's a private Tom Doak course and abundant fly-fishing. **GOLF:** 18 holes (Tom Doak). **RECENT HOME LISTINGS (LOTS ONLY):** \$400,000 to \$1.2 million. **CONTACT:** 800-667-1828 or tumblecreek.com.

WEST VIRGINIA

12 THE GREENBRIER SPORTING CLUB White Sulphur Springs Activities galore with a private lodge, Eastern-inspired spa, equestrian center and full-tilt sports complex. A staff naturalist guides fishing and hiking expeditions. **GOLF:** 72 holes (Tom Fazio, Charles Blair Macdonald/Seth Raynor, Raynor/Jack Nicklaus, Dick Wilson/Bob Cupp). **RECENT HOME LISTINGS:** \$1.3 million to \$6 million. **CONTACT:** 888-741-8989 or greenbrier-sportingclub.com.

WYOMING

THE POWDER HORN RANCH Sheridan Appropriate footwear here would be cowboy boots with golf spikes and spurs attached. The developer is banker Homer Scott. There's a restaurant and bar, expansive patio with fire pits, fitness center, pool complex and event space. **GOLF:** 27 holes (Dick Bailey). **RECENT HOME LISTINGS:** \$400,000 to \$2 million. **CONTACT:** 800-329-0598 or thepowderhorn.com.

9 THREE CREEK RANCH Jackson Hole Surrounded by five mountain ranges but still just five minutes from Jackson. The golf course has drawn raves, and they're outfitting for fly-fishing, hard-core fitness facility and even a raptor recovery center. Clubhouse and fitness center to be completed this summer. **GOLF:** 18 holes (Rees Jones). **RECENT HOME LISTINGS (LOTS ONLY):** \$1 million to \$8 million. **CONTACT:** 888-920-9292 or 3creekranche.com. •

EQUITY CONVERSION: IS THE MODEL OBSOLETE?

For all its splendor, the high-end golf community of the 1980s was simple in structure. It consisted of a golf course, clubhouse, pool, tennis courts, guard gate and streets. Upon build-out, its developer would hand over the property, expecting residents to manage fine without him. Not exactly the case anymore.

In order to give a new community robust marketing appeal, developers will load it with exotic amenities and staff it liberally with specialists. The master plan of today includes a nature center with a crew of botanists, a boathouse with seasoned river guides, a kids' club, an event coordinator, plus physical therapists trained in all forms of massage. These enticements "are not always sustainable," says Brent Herrington, senior vice president of Arizona-based DMB Associates (developer and ongoing manager of DC Ranch, Silverleaf and Glenwild, among others). "Developers fund them from the marketing budget, not from homeowners association fees. That keeps the common charges artificially low and the service/amenity output artificially high—until the marketing machine winds down."

More and more the build-out-and-move-on pattern is coming

into question, especially among brand-conscious developers. Discovery Land Company has recently changed its business model from separation after sellout to long-term management. The Ginn Company and Cliffs Communities, two industry leaders, have no conversion language in their covenants at all. At some communities where an equity conversion is impending or optional, property owners are suggesting a change of plans. "Residents have been stepping up and asking the development group to stay," says Ed Rodgers, a principal at Jefferson Landing in North Carolina. "They're willing to pay just to keep management continuity." And to avoid inheriting what's become an increasingly unwieldy task. —D.G.

