



SUMMIT CLUB
RESIDENCES

LIVE

A B O V E I T A L L

SUMMITCLUBRESIDENCES.COM

This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement #1, issued by the New York State Department of Law. File No: CP22-0091.

Welcome to The Summit
Club Residences— The Only
Exclusive Private Country Club
& Residential Community in
WESTCHESTER COUNTY.

Built to elevate the
everyday, The Summit
Club Residences is the
apex at which life and
play converge. Positioned
at the highest elevation

in the region, the luxury
condominium residences
combine expansive sunset
and golf course views with
exclusive amenities that take
luxury living to new heights.



*Photorealistic Rendering.



— With 20+ Miles of Vistas to the South and West and 156 Acres That Unfold Against the Backdrop of The Summit Club at Armonk *GOLF COURSE.*

The residences offer a resort-like energy that is sure to be the envy of all. Furthering the exclusiveness of this limited offering is the likelihood that this may be the only country club residential community ever developed in Westchester County.



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THE
H E I G H T
 OF LUXURY

156
 ACRES +/-

72
 RESIDENCES

670'
 ELEVATION



*Photorealistic Rendering.



The Summit Club *RESIDENCES.*

The Summit Club's 72 residences offer superior modern designs across six buildings with four single-level floorplan options ranging from 2,535 to 3,237 square feet.



*Photorealistic Rendering.

Privacy & SECURITY.

In addition to extra-large private outdoor terraces with fireplaces overlooking The Summit Club at Armonk golf course, each condominium features elevator access and underground garage parking and houses individual storage rooms/wine cellars for residents. A 24/7 gated guardhouse entrance establishes The Summit Club's privacy and security.



Select Your FLOORPLAN.

RESIDENCE FLOOR PLANS

UNIT A

3,237 SF+/- INTERIOR
539 SF+/- EXTERIOR

UNIT B

2,535 SF+/- INTERIOR
487 SF+/- EXTERIOR

UNIT C

2,535 SF+/- INTERIOR
487 SF+/- EXTERIOR

UNIT D

3,237 SF+/- INTERIOR
539 SF+/- EXTERIOR

KEY

- INTERIOR LIVING SPACE
- EXTERIOR LIVING SPACE
- COMMON SPACE





Warm *PALETTE*.

Choose Between Two *PALETTES*.

The Summit Club Residences offer two interior color scheme options. One is a warm palette, the other cool. The warm palette features natural wood with beige/white marble finishes, while the alternative selection leans cooler with light grey wood and grey/white marble finishes.



Cool *PALETTE*.

Residence *DETAILS.*

Replete with 10' ceilings, wide plank flooring, and a chef's kitchen with custom wood cabinets, the interiors evoke a fine balance of sophistication, openness, and warmth.



*Photorealistic Rendering.

A state-of-the-art chef's kitchen is outfitted for a gourmand with top-of-the-line appliances, a large built-in wine cooler, and marble counters

with a marble waterfall center island for food preparation and serving. Each unit has a laundry room with a full-size washer & dryer.



World-Class Architecture & Expansive *VIEWS*.

Floor-to-ceiling walls of glass not only usher in natural light, but each residence has also been expertly designed so that every great room and primary bedroom features 20+ miles of unobstructed views to the south and west.

View From Residence *TERRACE.*



Designed for *ENTERTAINMENT.*

With home offices/media rooms and expansive great rooms with fireplaces, the floorplans were designed to offer gracious one floor living spaces for both respite and entertaining. Dining areas in each residence can accommodate large family tables that can easily seat 8-12 guests.



*Photorealistic Rendering.

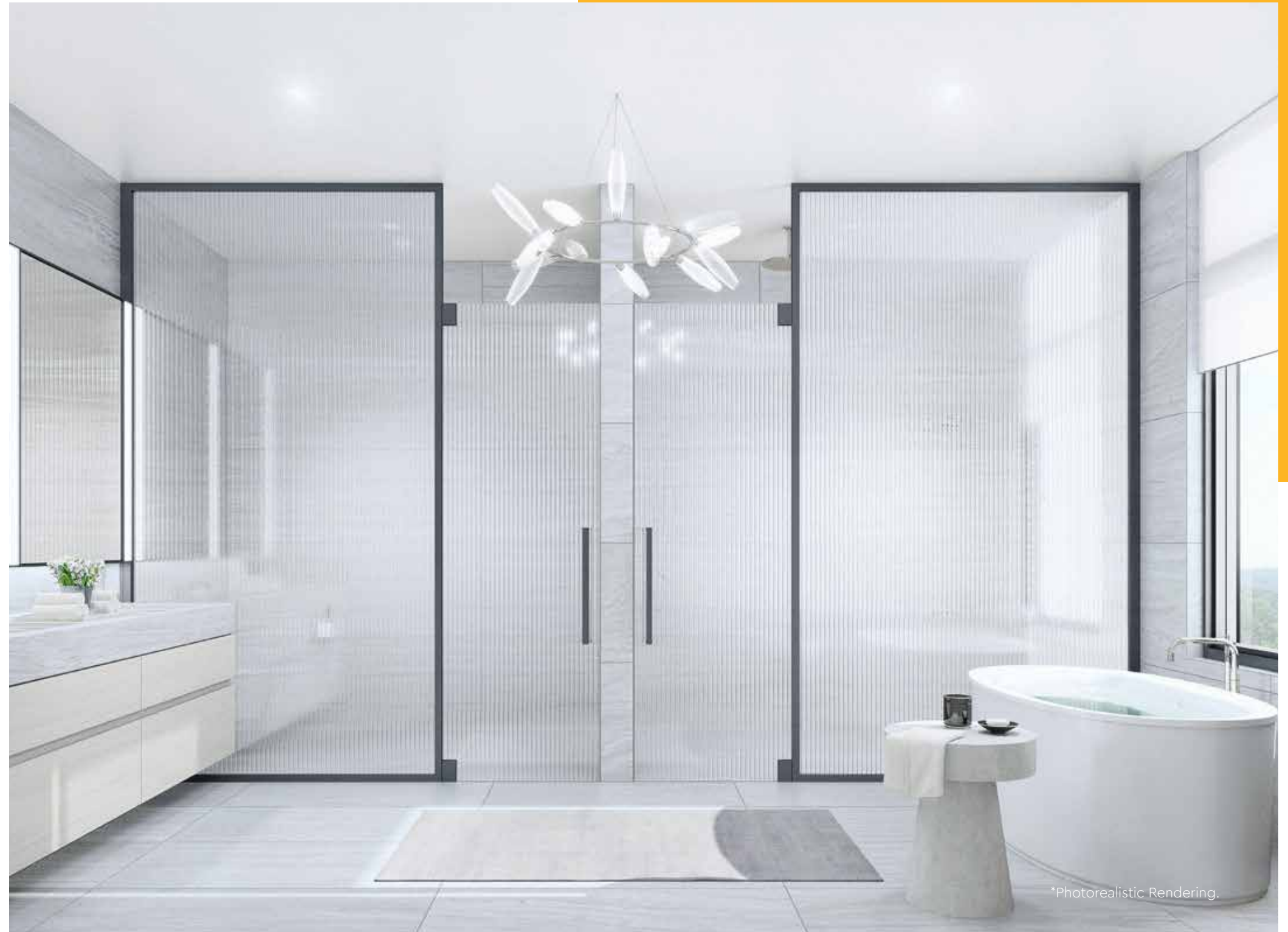


Primary Bedroom Terrace *VIEW.*

*Photorealistic Rendering.



Primary Bath
Outfitted
Floor-to-ceiling
in Marble is
Warmed by
Radiant Heat
FLOORING.



*Photorealistic Rendering.

Indoor/Outdoor *LIVING.*

Off of each unit is a private 500+/- sqft terrace/outdoor great room with a fireplace and prewiring for an outdoor television.





*Photorealistic Rendering.

— Each residence has two underground parking spaces, a golf cart space, and an optional private storage room/wine cellar.



Exterior View of *RESIDENCES*.



*Photorealistic Rendering.



S H E E T

PROJECT OVERVIEW

- 156+/- Acres
- Gated Community
- 72 Luxury Condominium Residences
- 12 Units in Each of 6 Buildings
- Each Building Includes: 2 Elevators, 2 Fire Stairwells, & 2 Entrances On Grade
- Located at the Highest Elevation in the Area, Overlooking The Summit Club at Armonk Golf Course
- 20+ Miles of Views to the South and West
- 2-3 Bedroom Designs with Private Outdoor Terraces
- 4 Different Floorplans
- 2,535 – 3,237+/- Sqft One-Level Floor Through Condominium Residences
- Development Team: JBM Realty / Florida East Coast Realty
- Project Architect: Granoff Architects
- Golf Architect: Rees Jones

SERVICES

- Concierge Services
- Landscaping / Snow Removal by Golf Grounds Crew
- Optional Private Catering by Club
- Dinner/Events
- 24/7 Entry Guardhouse Shared by Club & Residences

AMENITIES

- PHASE ONE:
 - Pool House with:
 - Heated 82' Pool & Spa Jacuzzi
 - Pool Bar
 - Commercial F&B
 - Fitness Center with Group Exercise Rooms
 - Fire Pits
 - Locker Rooms
 - 6 Tennis & 2 Pickleball Courts
 - 6,700 Yard, 18-Hole, Par 71 Golf Course with Driving Range & Pro Shop
- PHASE TWO:
 - Clubhouse with:
 - Dining Room & Bar
 - Bar & Restaurant with In-Season Outdoor Dining
 - Locker Rooms
 - Spa Facilities

INTERIOR FEATURES

- 2 Units Per Elevator Landing
- 2 Bedroom Units with 2.5 Baths Starting at 2,535+/- Sqft
- 3 Bedroom Units with 3.5 Baths Starting at 3,237+/- Sqft
- 10' Ceilings with Recessed LED Lighting
- Wide Plank Hardwood Flooring
- Entry Foyer with:
 - Stone Flooring
 - Coat Closet
 - Guest Bathroom
- Great Room with:
 - Marble Fireplace Wall with Gas or Electric Fireplace
 - Custom Cabinetry
 - 10-12 Guest Dining Area
 - Prewired for Motorized Solar Shades & Sliding Glass Doors Access Terrace
- Modern Chef's Kitchen with:
 - High-end Kitchen Appliance Package
 - Custom Wood Kitchen Cabinetry
 - Marble Countertops & Center Island with Waterfall Edging & Recessed Lighting
 - Optional 6' Wine Refrigerator
- Den/Home Office Room
- Primary Ensuite Bedroom with:
 - Two Walk-in Closets
 - Linen Closet
 - Prewired for Motorized Solar Shades & Sliding Glass Doors Access Terrace
- Primary Bathroom with:
 - Custom Cabinetry with Dual Sinks
 - Free Standing Tub & Shower
 - Marble Walls & Radiant Heated Flooring
- 1-2 Additional Ensuite Bedrooms
- In-Unit Laundry Room with Full Washer & Dryer
- Optional Storage Units Available



EXTERIOR FEATURES

- 487-530+/- Sqft Covered Terrace
- Prewired for Outdoor Television
- Outdoor Fireplace
- Optional Outdoor BBQ
- Underground Parking:
 - 2 Parking Spaces for Each Residence
 - 1 Golf Cart Parking Space

LOCATION

- 35 Miles North of Manhattan
- 10 Miles from Greenwich, CT
- 7 Miles from Westchester Airport
- 4 Miles from Historic Bedford Village

2 PICKLEBALL COURTS

6 TENNIS COURTS

GATED ENTRY

POOL HOUSE

CLUBHOUSE

POOL BAR

18-HOLE / PAR 71 COURSE

82' POOL & SPA JACUZZI

S I T E

P L A N

SUMMIT CLUB
RESIDENCES



*Photorealistic Rendering.



ELEVATE

YOUR LIFESTYLE

Golf Course
Pro Shop
Driving Range
Tennis/Pickleball
Pool House
Heated Pool/Spa
Pool Bar

Fitness Center
Fire Pits
Clubhouse
Dinner/Events
Locker Rooms
Spa Facilities
Concierge Services



A Resort Lifestyle
Experience—
in Your Own
BACKYARD.

Since Sport or Golf membership at the The Summit Club at Armonk is a requisite of ownership, residents will have access to all of the resort-like perks that make life at The Summit Club so unique.



*Photorealistic Rendering.



Brand-New State-Of-The-Art AMENITIES.

Sport members will be able to enjoy our brand-new state-of-the-art pool house, which will feature a fitness center with the latest exercise technology and equipment, locker rooms, an outdoor poolside restaurant and bar, an 82-foot heated pool and large jacuzzi, and fire pits. Sport members can also hone their skills on

one of our six tennis courts or two pickleball courts and have exclusive access to concierge services. Golf Membership includes all of the above benefits plus access to our challenging and beautiful 18-hole golf course and practice facilities, redesigned in 2021 by world-renowned golf architect Rees Jones.

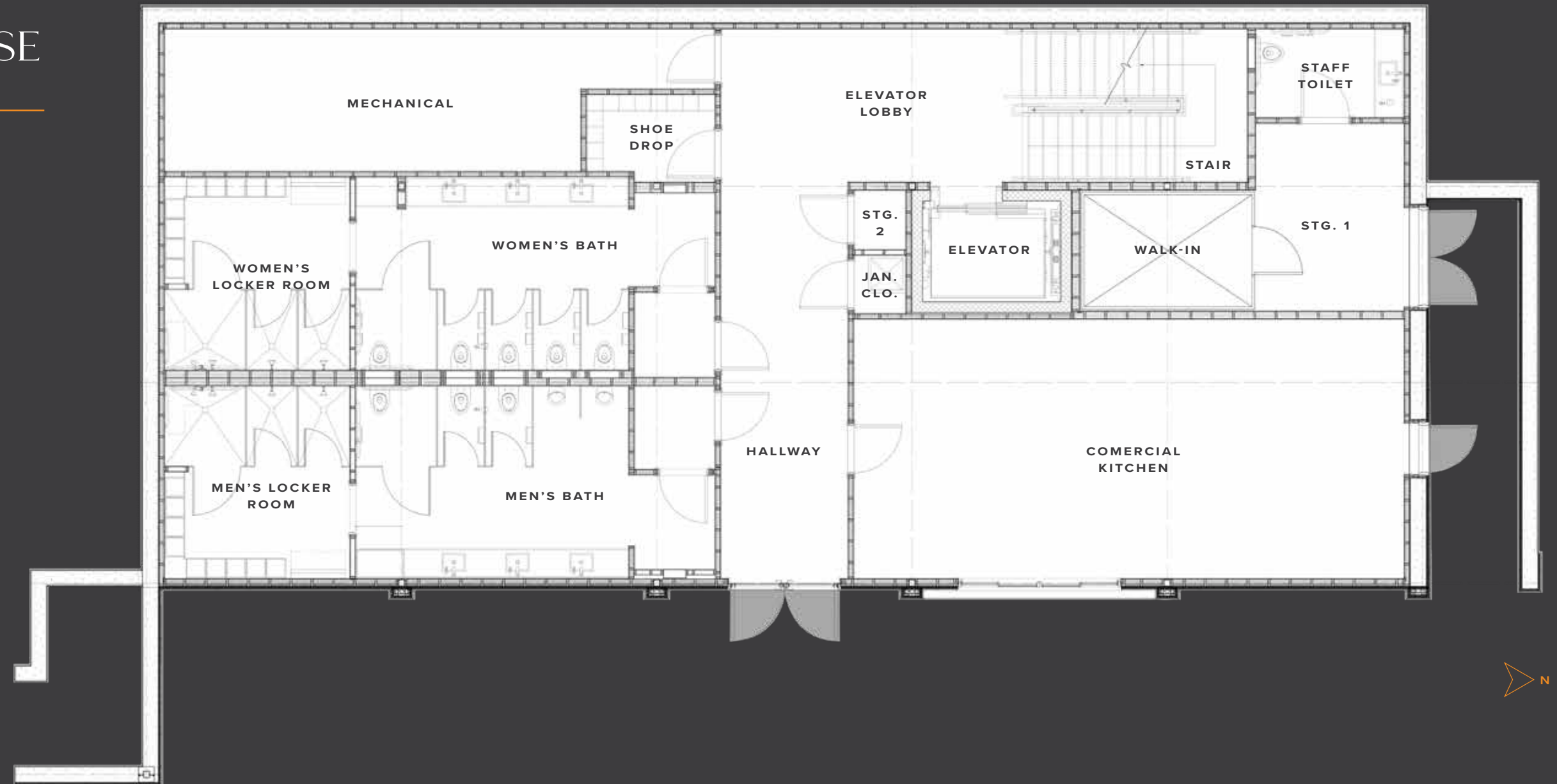


¹Photorealistic Rendering.

LOWER LEVEL
POOL HOUSE
 FLOOR PLAN

2,460+/- SQFT.

- Elevator Lobby & Access
- Full-Service Commercial Kitchen
- 2 Locker Rooms with Full Bathrooms & Showers
- Storage Rooms & Closets



UPPER LEVEL
POOL HOUSE
 FLOOR PLAN

3,763[±] SQFT.

- Elevator Lobby & Access
- 2 Exercise Rooms (Yoga & Gym)
- Balcony
- Storage Rooms & Closets



KEY

■ INTERIOR SPACE

■ EXTERIOR SPACE



SUMMIT CLUB
 RESIDENCES

An aerial photograph of a lush green golf course. The course is characterized by vibrant green fairways, several sand traps, and a large, winding pond that meanders through the center. The golf course is surrounded by a dense forest of trees, some of which show early autumn colors. In the background, a large blue lake is visible, nestled between rolling hills. The overall scene is a picturesque and scenic landscape.

—
18-HOLE / PAR 71
COURSE.

A genuinely picturesque experience, The Summit Club at Armonk offers an undulating and demanding golf course surrounded by 20+ miles of natural landscape and stunning panoramic views.

Residents and Non-resident Members Will Enjoy the Newly Renovated 6,700 Yard, 18-Hole, Par 71 Course, Redesigned in 2021 by Notable Golf Architect *REES JONES*.





Premium bent grass putting surfaces, all-new bunkers, remodeled and extended tee boxes, several new holes and a revitalized practice range with new short-game facilities provide an elevated golf experience.

Managed by Metropolitan Golf Group and our resident PGA golf pro staff, The Summit Club at Armonk offers residents a full calendar of golf tournaments, events, and individualized lessons throughout the season.



Benefit From Having
Your Own Summit
Club at Armonk
Golf Cart Parked in
Your *GARAGE*.

Better Living Through *WELLNESS.*

The Summit Club's holistic wellness program is being designed around nutrition, exercise, and relaxation. The Summit Club's sweeping views of the Hudson Valley landscape create the perfect backdrop for fostering health and rejuvenation.

Our spacious fitness center features a full suite of state-of-the-art equipment, along with personal training services arranged through our concierge, group exercise spaces, Pilates, yoga, and Peloton bikes.



Relax & Enjoy at
The *POOL HOUSE*.

The Summit Club residents will revel in luxury resort experiences right in their backyard. Whether relaxing after a day of golf or tennis or

seeking a place to enjoy idyllic al fresco dining with a sunset view, the expansive pool house is the perfect escape.



*Photorealistic Rendering.



View From Pool House *BALCONY*.





— Immerse Yourself in
a 82' *HEATED POOL*
with a Separate
SPA JACUZZI.



Residents Will Savor
Healthy Farm-To-Table
Dining Experiences on the
Pool Deck With Locally
Sourced Seasonal Food
& Beverage *OFFERINGS.*



—
Fire Pits Line the
Pool Terrace
for Added
Warmth, While
a Space for
Live Music
Enhances the
EXPERIENCE.

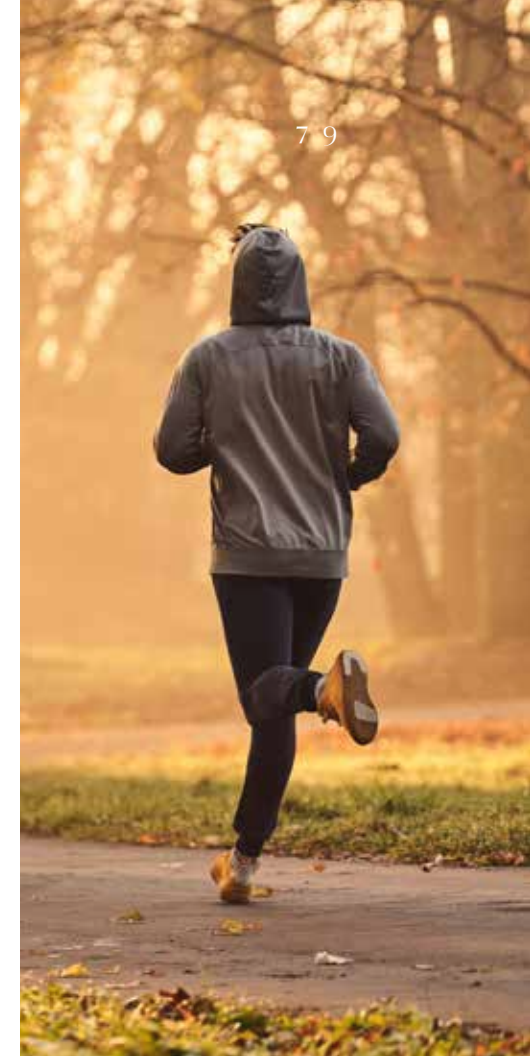
Designed for a Healthy & Active *LIFESTYLE*.

Maintaining an active lifestyle all year long is easy at The Summit Club. Visit the fitness center for group exercise spaces, Pilates, and yoga, as well as the Club's full fitness center with state-of-the-art weight training equipment, Peloton bikes, and cardio

machines. The fitness center is located on the upper floor of the pool house and features floor-to-ceiling windows and long-distance views. Private training sessions can be arranged through our concierge service.



—
Outdoors, Residents
Will Find a Picturesque
Golf Course Replete
With a 4+ Mile Golf
Cart Path— The
Perfect Landscape for
an Evening Stroll or a
Morning *RUN*.



Decadent *DINING.*

Whether craving a midafternoon snack or a decadent plated dinner, The Summit Club offers dining options for every palate.



Enjoy lite bites, including grill specials and a sandwich and salad menu at the pool bar. An outdoor pizza oven will provide made-to-order pizzas, and a BBQ will

feature grilled selections for laidback lunches served on the pool deck. Menu designs will feature seasonal farm-to-table offerings paired with an extensive wine list.



Tennis & Pickleball *COURTS.*

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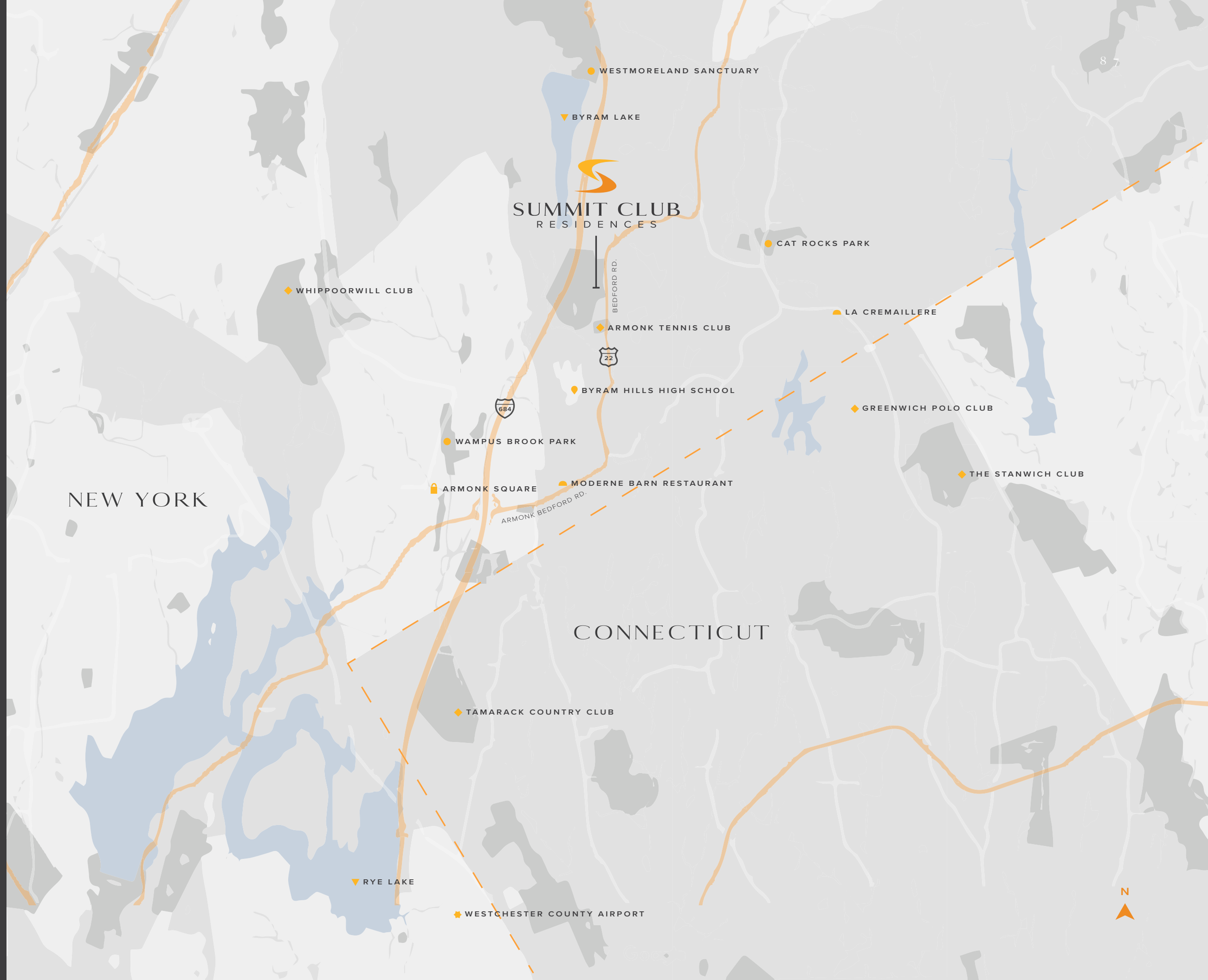
Pick up a new skill or play with seasoned players on one of our six Har-Tru tennis courts or two pickleball courts conveniently situated just beyond your doorstep. Arrange lessons catering

to multiple skill levels with one of our tennis/pickleball pros. With a viewing deck adjacent to tree-covered lawns overlooking the courts, The Summit Club offers an athletic experience for everyone.



AREA

MAP



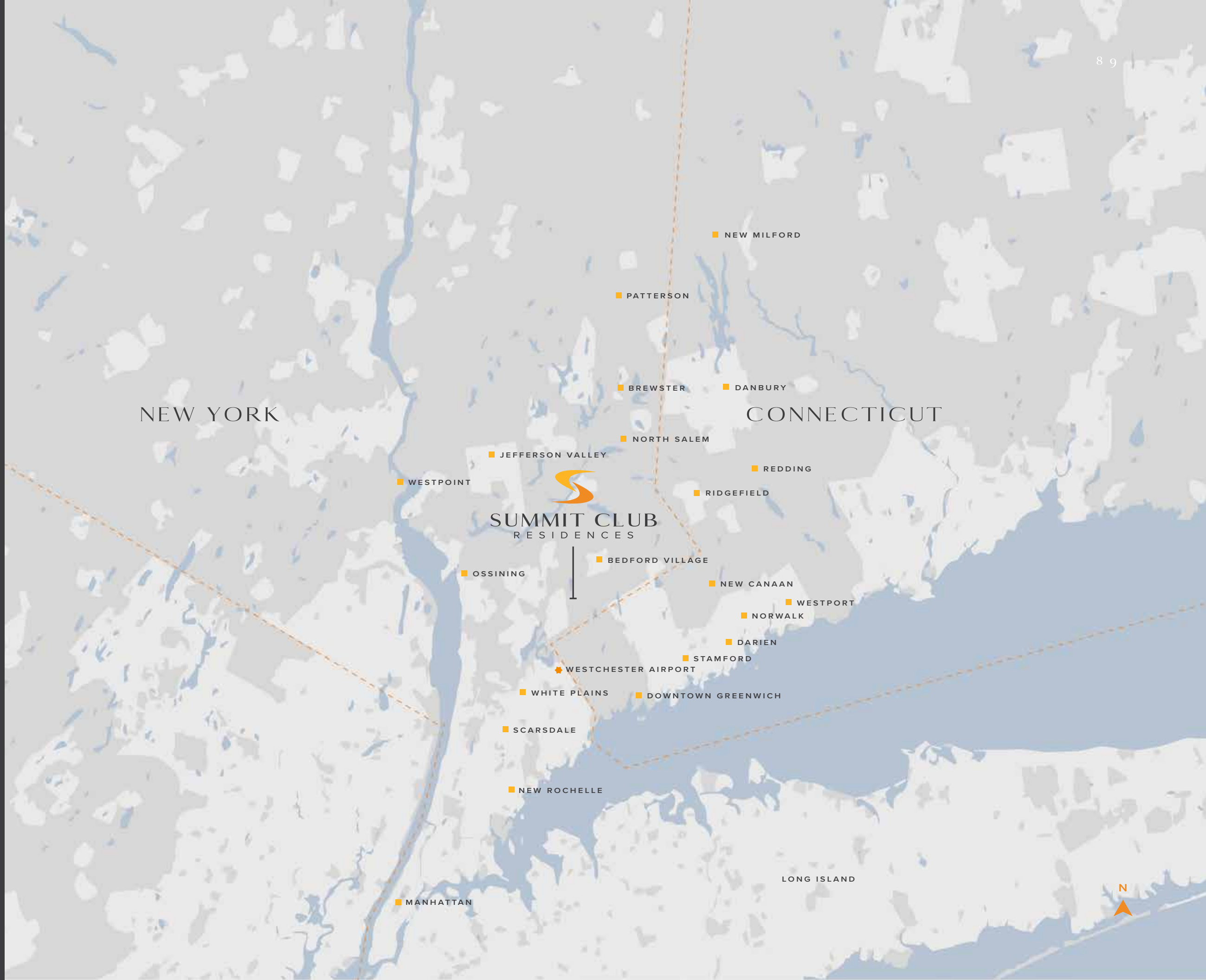
KEY

- ◆ EDUCATION
- ▲ RESTAURANTS
- PARKS
- ▼ BODIES OF WATER
- 🏠 SHOPPING
- ✈ TRANSPORTATION
- ◆ CLUBS



AREA

M A P



NEW YORK

CONNECTICUT

SUMMIT CLUB
RESIDENCES

LONG ISLAND

KEY

MAJOR CITIES

TRANSPORTATION

N

— A Centrally Located Premier *COMMUNITY*.



The Summit Club Residences in Armonk, NY, sits in one of Westchester County's most desirable residential communities, making it a premier destination to call home. Just 34+ miles north of midtown Manhattan, 4 miles from Historic Bedford Village, and 10 miles from downtown Greenwich, CT, Armonk is surrounded by art, culture, recreation, and a myriad of dining and shopping opportunities. Armonk's downtown, anchored by Armonk

Square, is populated by shops and high-end restaurants—most notably, Modern Barn, Lenny's North, Fortina, Kira Sushi, Macelleria's Italian Steakhouse, Zero Otto Nove, Tru Grace, and Beginnings, among others. According to Public School Review's most recent rankings, Armonk is also home to nationally ranked Byram Hills Public Schools, which tied at number one for public high schools in Westchester County.



The Summit Club is Westchester's only luxury country club community and offers a vibrant, resort-like lifestyle. While owning a residence here is unquestionably desirable, for a quick vacation getaway or an escape to a warmer climate, Westchester County Airport is a short 7 miles away and flies direct to Palm Beach International Airport, Fort Lauderdale, and many other destinations daily.

2H / 58M

WESTCHESTER COUNTY (HPN) ▶
PALM BEACH INTERNATIONAL (PBI)

3H / 9M

WESTCHESTER COUNTY (HPN) ▶
FT LAUDERDALE (FLL)



A Legacy in the *MAKING.*

The Summit Club at Armonk was built to redefine the traditional country club environment, revitalize its aesthetic, and modernize its offerings. Originally founded in 1963 as the Belle Air Country Club, the club was purchased in 2009 by Summit Club Partners, comprised of Florida East Coast Realty and local developer JBM Realty, whose vision was to reimagine the golf lifestyle of decades past thoroughly. Intending to create a club explicitly designed with new

members in mind, Summit Club Partners set out to develop a 21st-century country club community that will bring people together through golf, tennis, fitness, and wellness in a resort-like setting. With over 40 years of development projects throughout the NY Metropolitan area, JBM Realty joined forces with Florida East Coast Realty, known for completing over 60 million square feet of real estate projects; this powerhouse partnership will bring this development project to life.





On-boarding famed golf course architect Rees Jones has provided a redesign and upgrade of the original course and an entirely new golf experience. Completed in 2021, The Summit Club at Armonk is now an undulating property with several challenging new holes set high above the scenic woodlands of Westchester

County. The addition of a pool house and luxury residences—designed by the award-winning Greenwich-based firm Granoff Architects- will enhance everyday life at The Summit Club. High-end design and first-class amenities will offer residents a vibrant and active lifestyle that does not exist in Westchester County.



Development *TEAM.*



FLORIDA EAST COAST REALTY LLC. DEVELOPER

Founded 60 years ago by Tibor Hollo, Florida East Coast Realty, LLC (FECR) has since developed over 60 million square feet of construction, consisting of single-family homes, landmark residential and commercial high-rises, government buildings, marinas, high-end retail centers,

warehouse complexes, and telecommunications centers. Throughout FECR's extensive history, the company has built, owned, and managed a wide array of properties, and the company's strategy for the future includes steady, continued growth in several real estate markets.

JEFFREY B. MENDELL MANAGING PARTNER

JBM Realty, owned by Jeffrey B. Mendell, possesses over 40 years of real estate development and investment experience. Through various senior positions at top firms, including Citicorp, Chase Enterprises, and National Realty & Development Corp, Mendell has developed and overseen nearly 30 million square feet of office and retail spaces and thousands of residential units, including Greenwich Shore, a luxury 55-

unit rental apartment project in Greenwich, CT. His latest completed local project was the historic and award-winning redevelopment of a Greenwich, CT, art deco industrial building into a high-tech office space. Mr. Mendell graduated from The Wharton School at the University of Pennsylvania, is a licensed real estate broker in New York, and serves on the Board of the ONS Foundation in Greenwich, CT.



Project *TEAM.*



GRANOFF ARCHITECTS

ARCHITECT, LANDSCAPING, LIGHTING & INTERIORS

Granoff Architects, established in 1989, is a full-service design firm dedicated to providing outstanding client service and achieving excellence in architecture. With a team of over thirty professionals at their Greenwich, CT office, they work on a wide array of projects in four integrated disciplines:

residential architecture, commercial architecture, landscape architecture, and interior design. Their design philosophy is balanced between respect for the past and excitement for the future, which has resulted in work of great variety, vitality, and enduring quality.

REES JONES, INC.

GOLF COURSE ARCHITECT & DESIGNER

Born into the game of golf, Rees Jones learned to play at an early age and moved on to compete throughout college and his army tenure. The son of famed course architect Robert Trent Jones Sr., Rees Jones worked summers for his father's firm and traveled to golf courses worldwide. Upon completing college at Yale and graduate studies at Harvard, he began his career in 1965 as a principal at Robert Trent Jones,

Inc. After a decade of work, he founded his design firm, Rees Jones, Inc., and now has more than 230 golf courses in his design portfolio. Among his notable projects are Nantucket Golf Club, Atlantic Golf Club, The Golf Club at Briar's Creek, RedStick Golf Club, Ocean Forest Golf Club, Haig Point Club, Waldorf Astoria Golf Club, The Bridge, and Cascata Golf Course.



EXPERIENCE

LIFE

ABOVE IT ALL



Materials presented include artist's renderings and should not be relied upon other than to gain interest in obtaining additional information regarding The Summit Club Residences. Features, specifications, and plans are subject to change and are not necessarily shown in their final location and/or configuration. Images depict designs or designer elements and may contain options and upgrades that may not be included and may not be available for purchase. No representations are being made regarding views or exposure to light, including existing or future construction by Sponsor or a third party. Information is based upon preliminary drawings and various measurement methodologies and is subject to design and construction variances and tolerances, as well as redesign. Units and their prices may only be offered by an Offering Plan filed with the New York State Department of Law. Prices shown are for informational purposes only and to determine interest in the development.



SUMMIT CLUB
RESIDENCES

Elevated Living *Awaits...*

914.273.9300

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