

## A B 8-L 0 E V Â 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

S U M M I T C L U B R E S I D E N C E S . C O M

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.



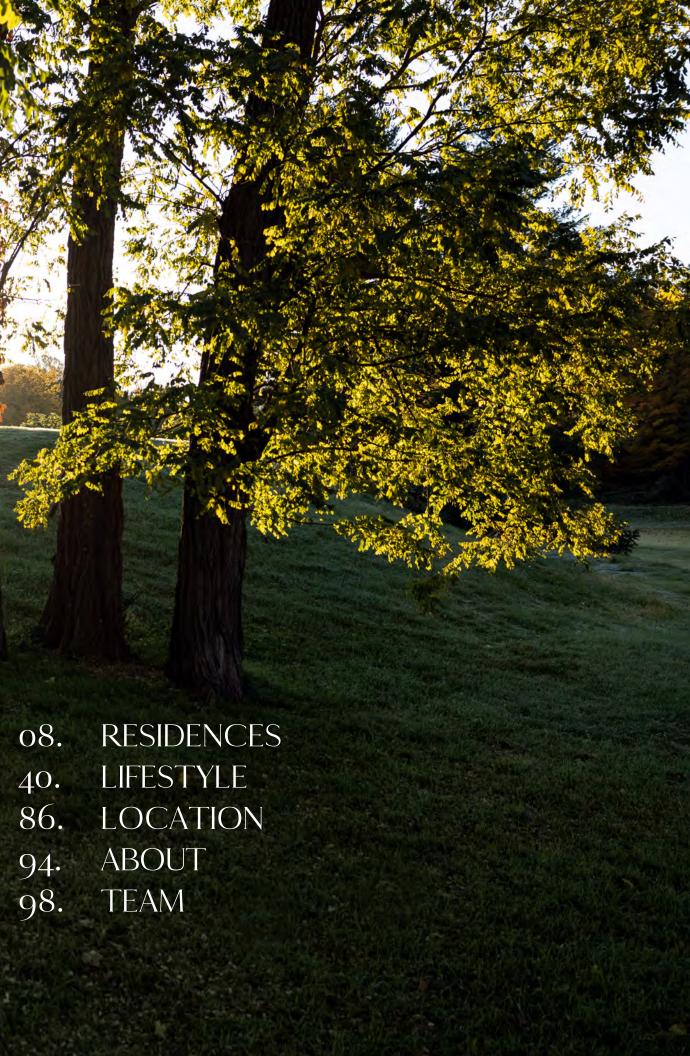
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The residences offer a resort-like energy that is sure to be the envy of all. Furthering the exclusiveness of this limited offering is the likelihood that this may be the only country club residential community ever developed in Westchester County.

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







# HEIGHT

#### OFLUXURY



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156 72 670' ACRES\*/- RESIDENCES ELEVATION



## The Summit Club RESIDENCES.

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



## 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.

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Photorealistic Rendering.



## Select Your *FLOORPLAN*.

RESIDENCE f l o o r p l a n s

UNIT A

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

#### UNIT B

2,535-2,627 SF+/- INTERIOR 487 SF+/- EXTERIOR

#### UNIT C

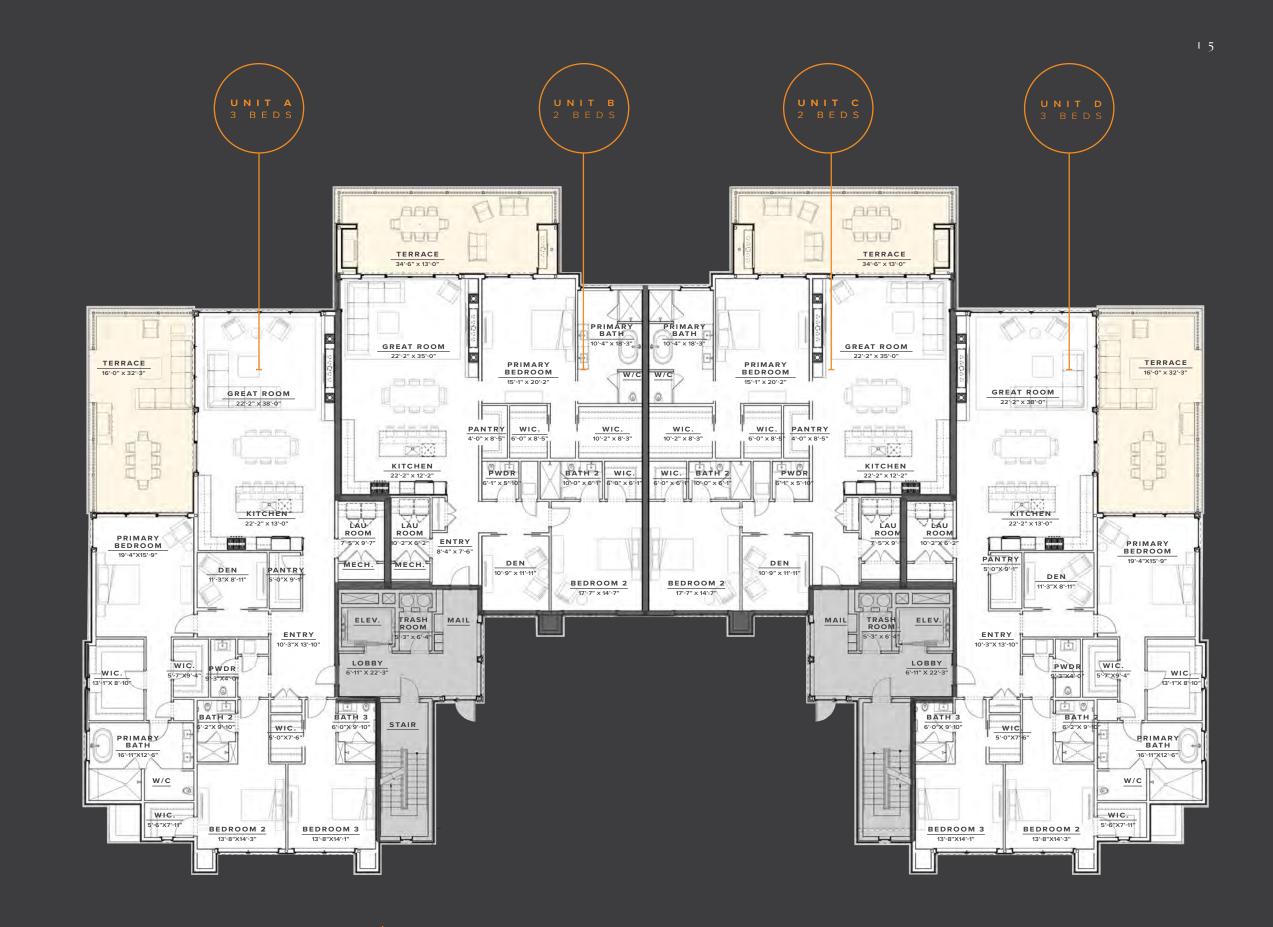
2,535-2,627 SF+/- INTERIOR 487 SF+/- EXTERIOR

#### UNIT D

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



- INTERIOR LIVING SPACE
- EXTERIOR LIVING SPACE
- COMMON SPACE





## 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.





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### 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.

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\*Photorealistic Rendering.



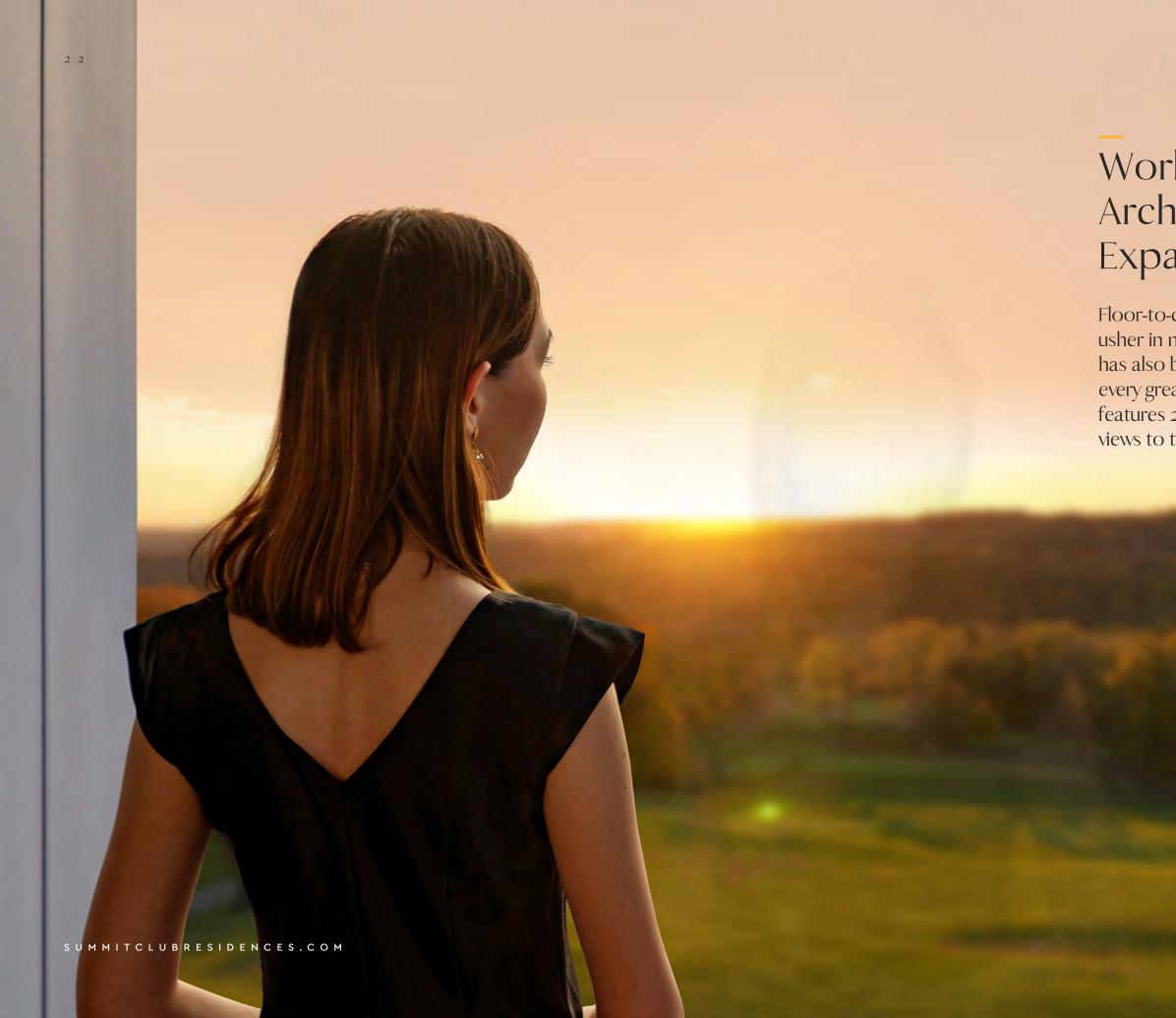




A state-of-the-art chef'swith a marble waterfallkitchen is outfitted forcenter island for fooda gourmand with top-preparation and serving.of-the-line appliances, aEach unit has a laundrylarge built-in wine cooler,room with a full-sizeand marble counterswasher & dryer.

2 I





## 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.



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View From Residence TERRACE.

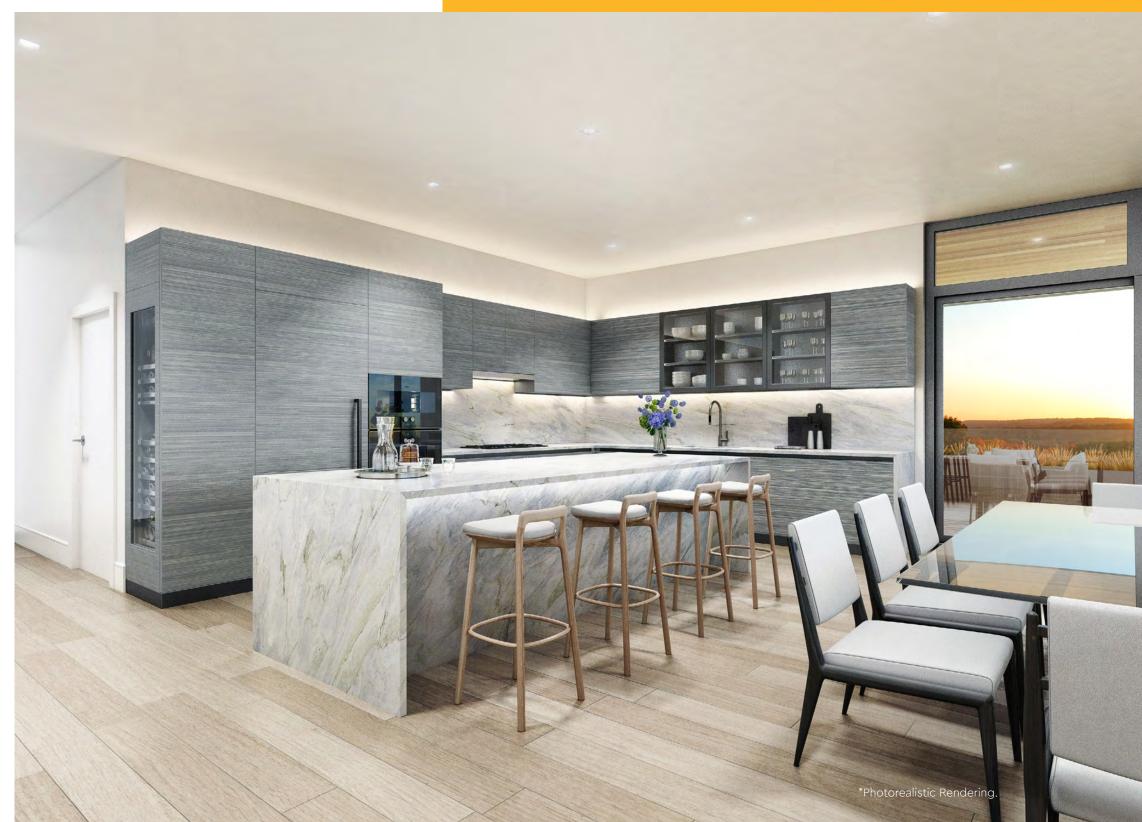
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## Designed for ENTERTAINMENT.

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.





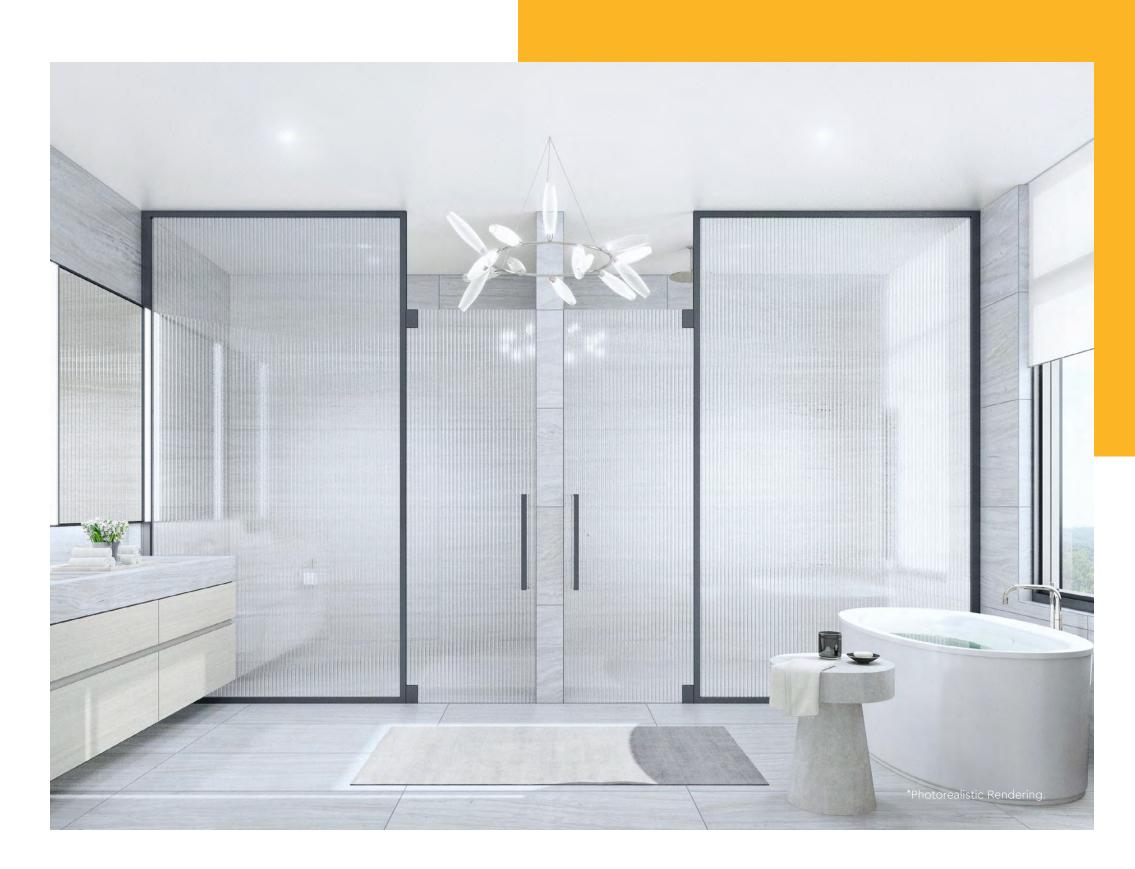




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Primary Bath Outfitted Floor-to-ceiling in Marble is Warmed by Radiant Heat *FLOORING*.



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## 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.





## SPEC

#### S H E E T

#### PROJECT OVERVIEW

- 156<sup>+</sup>/- Acres
- Gated Community
- 72 Luxury 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, 670', 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<sup>+</sup>/ Sqft One-Level Floor Through Condominium Residences
- Development Team: JBM Realty & Florida East Coast Realty
- Architect, Landscape, Lighting & Interior Design: Granoff Architects
- Golf Architect: Rees Jones
- Partner and Golf Operator: Metropolitan Golf

#### SERVICES

- Concierge Service
- Landscaping & Snow Removal
- Optional Private Catering by Club
- Dinner/Events
- Secured Gated Community with 24/7 Entry Guardhouse

#### 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
- 6,700 Yard, 18-Hole, Par 71 Golf Course Designed
- by Rees Jones with:
  - Driving Range
  - Pro Shop
- PHASE TWO:
- ₀ 6 Tennis & 2 Pickleball Courts
- PHASE THREE:
  - $_{\circ}$  Clubhouse with:
  - Dining Room
  - Bar & Restaurant with In-Season
  - Outdoor Dining
  - Locker Rooms
  - Spa Facilities

\*A clubhouse may be built in a future phase by the golf club partnership



#### INTERIOR FEATURES

- 2 Units Per Elevator Landing
- 2 Bedroom Units with 2.5 Baths Starting at 2,535<sup>+</sup>/- Sqft
- 3 Bedroom Units with 3.5 Baths Starting at 3,237<sup>+</sup>/- Sqft
- 10' Ceilings with Recessed LED Lighting
- Wide Plank Hardwood Flooring
- Entry Foyer with:
  - Stone Flooring
  - Coat Closet
  - Guest Bathroom
- Great Room with:
  - Marble Wall with Gas Fireplace,
  - Optional Custom Cabinetry
  - Pre-Wired for Motorized Solar Shades &
  - Sliding Glass Doors Access Terrace
  - 10-12 Guest Dining Area
- Modern Chef's Kitchen with:
  - High-End Kitchen Package Featuring Wolf and Sub-Zero Appliances
  - Custom Italian Kitchen Cabinetry
  - Marble Kitchen 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 Room/Wine Cellar



#### EXTERIOR FEATURES

- 487-530<sup>+</sup>/- Sqft Covered Terrace
- Prewired for Outdoor Television
- Outdoor Fireplace
- Optional Outdoor BBQ
- Underground Parking:
  - Pre-Wired for Electric Vehicle Charging
  - 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



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#### CLUBHOUSE

#### POOL BAR

#### 82' POOL & SPA JACUZZI

POOL HOUSE

\*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 resortlike perks that make life at The Summit Club so unique.

Photorealistic Rendering

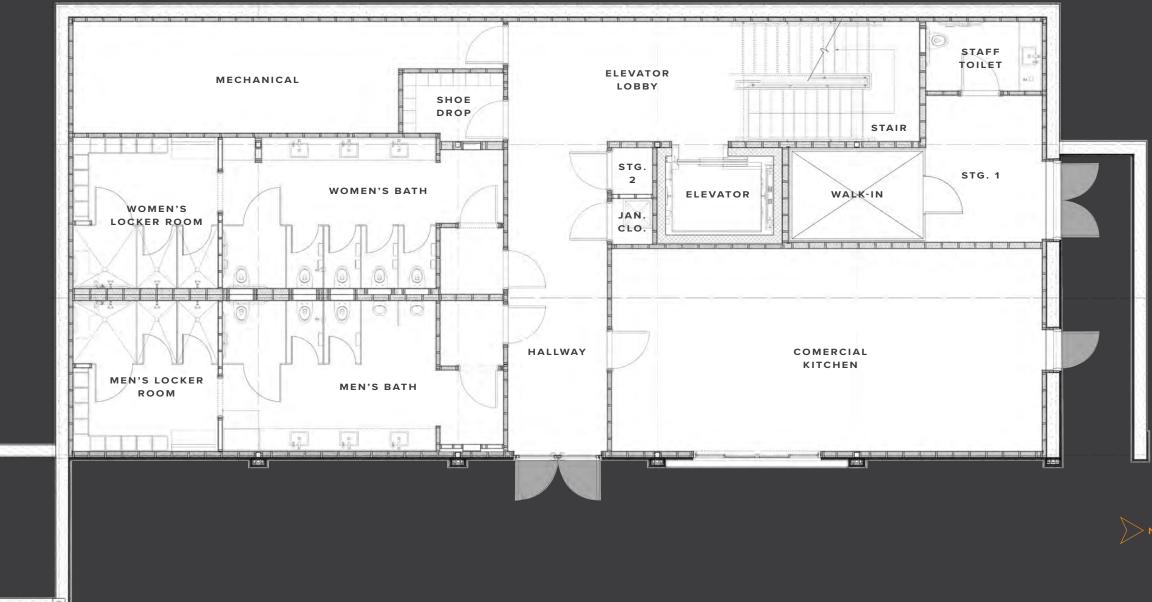
# Brand-New State-Of-The-Art *AMENITIES*.

Sport members will be able to one of our six tennis courts or enjoy our brand-new state-oftwo pickleball courts and have the-art pool house, which will exclusive access to concierge services. Golf Membership feature a fitness center with includes all of the above the latest exercise technology benefits plus access to our and equipment, locker rooms, an outdoor poolside challenging and beautiful 18restaurant and bar, an 82-foot hole golf course and practice facilities, redesigned in 2021 heated pool and large jacuzzi, by world-renowned golf and fire pits. Sport members can also hone their skills on architect Rees Jones.

## FLOORPLAN

#### 2,460<sup>+</sup>/- SQFT.

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

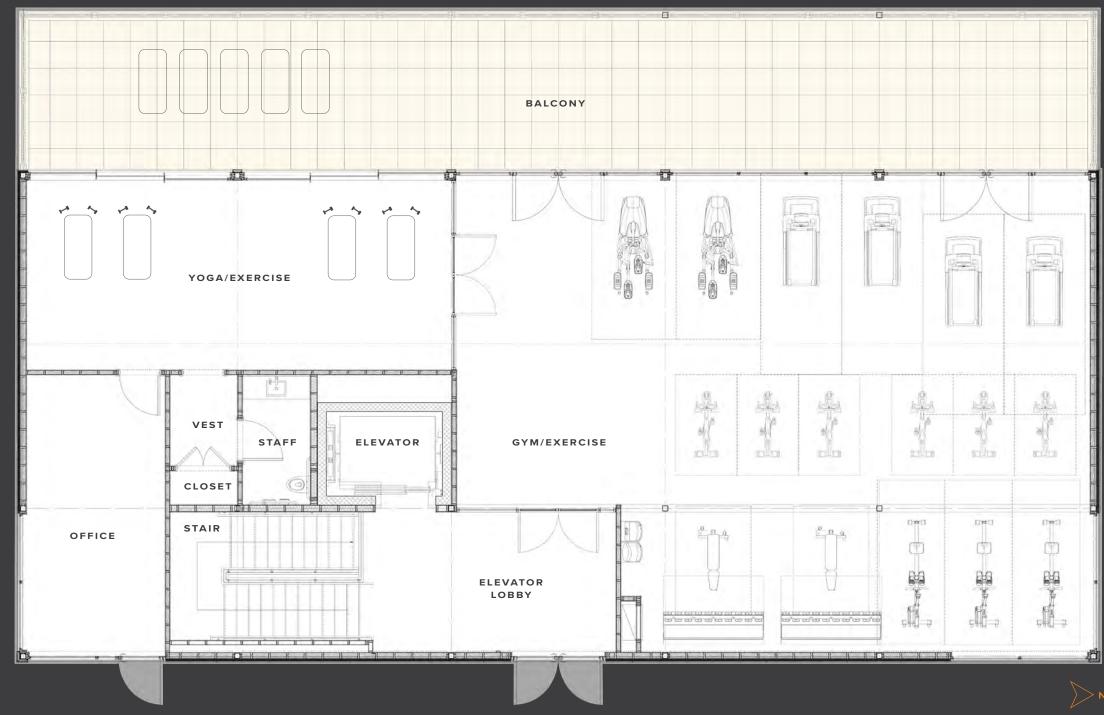




#### U P P E R L E V E L POOL HOUSE F L O O R P L A N

#### 3,763⁺/- SQFT.

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



- КЕҮ
- INTERIOR SPACE
- EXTERIOR SPACE



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## 18-HOLE / PAR 71 COURSE.

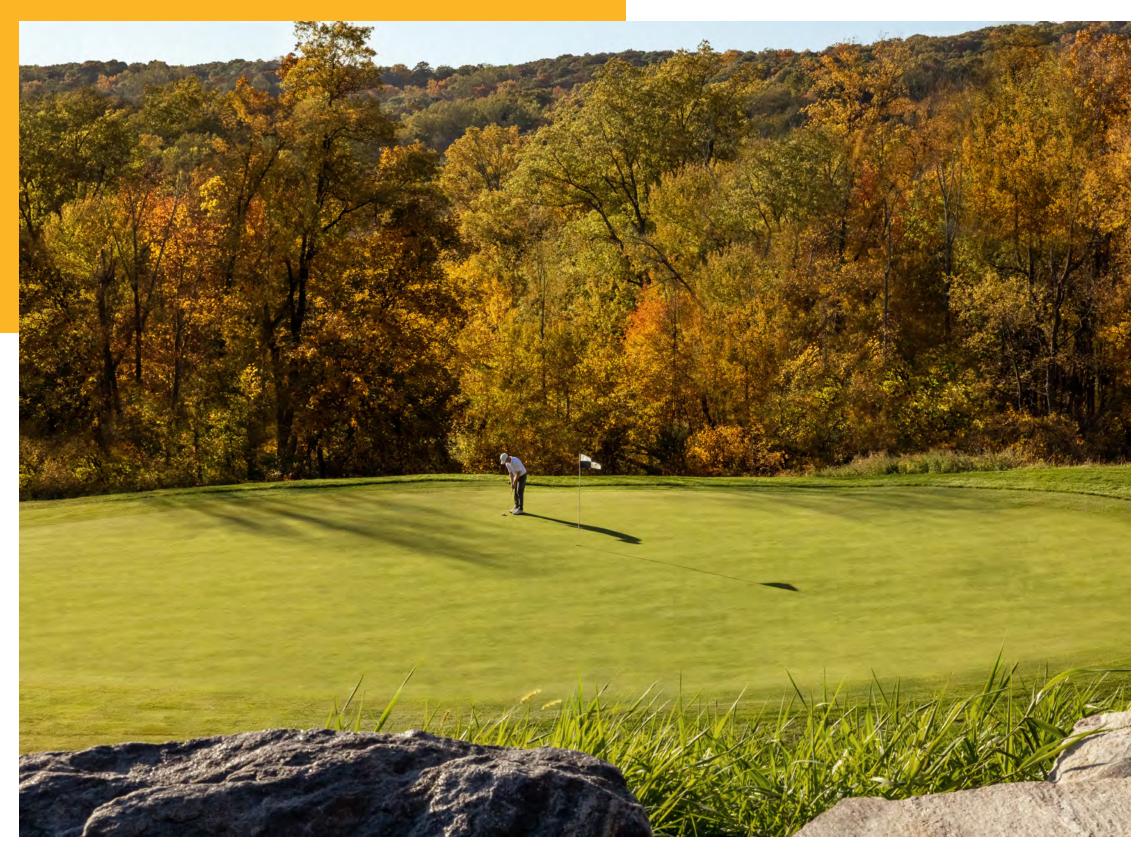
A genuinely picturesque experience, The Summit Club at Armonk offers an undulating and demanding golf course surrounded by 20+ miles of natural landscape and stunning panoramic views.

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.





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



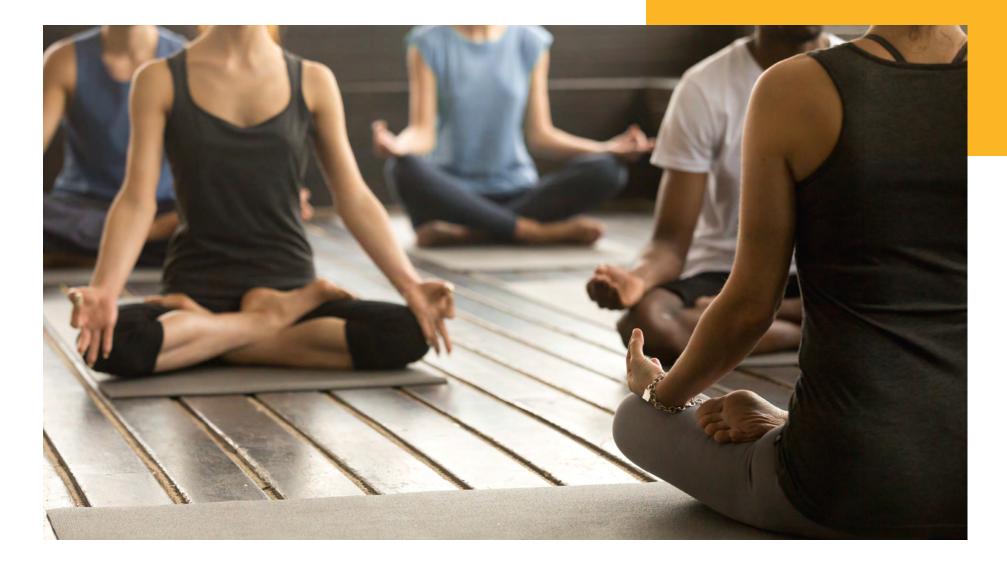
## Better Living Through WELLNESS.

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 stateof-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.

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

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





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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 floorto-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*.





S U M M I T C L U B R E S I D E N C E S . C O M







## 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.





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Tennis & Pickleball COURTS. 4

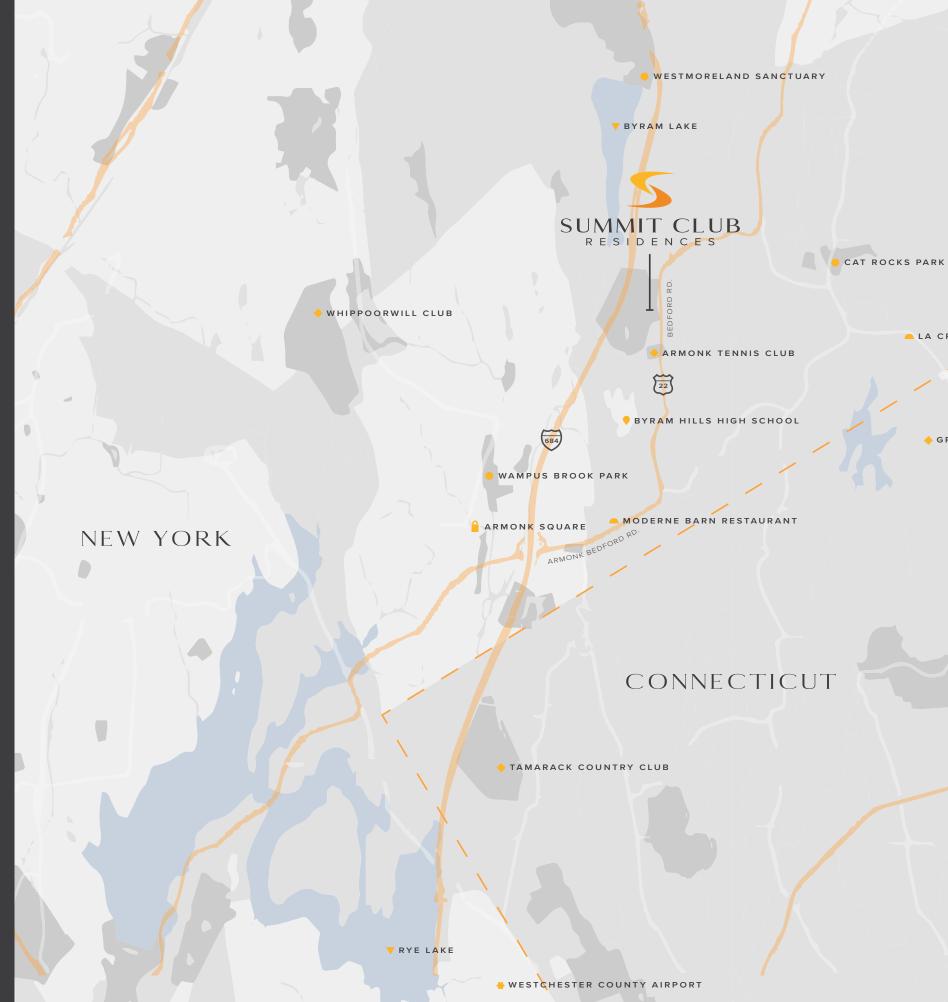
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Pick up a new skill or play with seasoned players on one of our six Har-Tru tennis courts or two pickleball courts conveniently situated just beyond your doorstep. Arrange lessons catering to multiple skill levels with one of our tennis/pickleball pros. With a viewing deck adjacent to tree-covered lawns overlooking the courts, The Summit Club offers an athletic experience for everyone.





- EDUCATION
- RESTAURANTS
- PARKS
- BODIES OF WATER
- SHOPPING
- 🐥 TRANSPORTATION
- ♦ CLUBS



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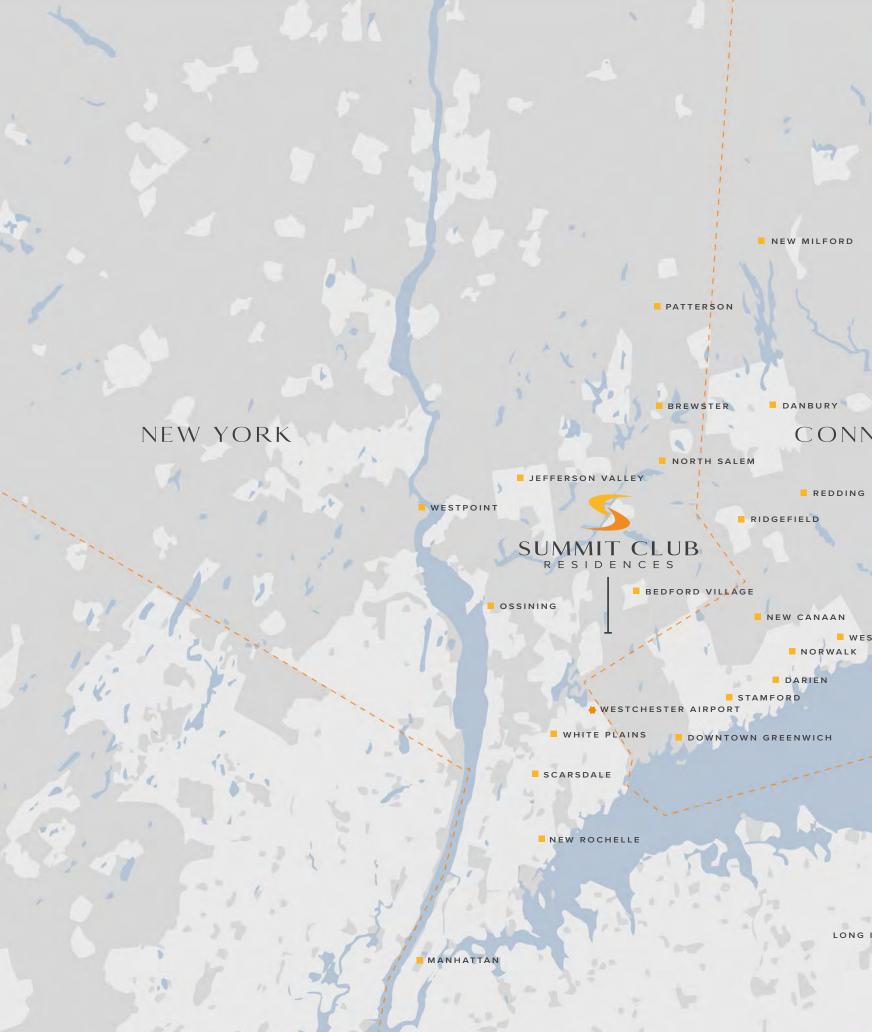
♦ GREENWICH POLO CLUB

THE STANWICH CLUB





- MAJOR CITIES
- + TRANSPORTATION



#### CONNECTICUT

WESTPORT

LONG ISLAND

## A Centrally Located Premier *COMMUNITY*.



Square, is populated by shops The Summit Club Residences in Armonk, NY, sits in one of and high-end restaurants-most Westchester County's most notably, Modern Barn, Lenny's North, Fortina, Kira Sushi, desirable residential communities, making it a premier destination to Macelleria's Italian Steakhouse, call home. Just 34+ miles north of Zero Otto Nove, Tru Grace, midtown Manhattan, 4 miles from and Beginnings, among others. Historic Bedford Village, and 10 According to Public School Review's most recent rankings, miles from downtown Greenwich, CT, Armonk is surrounded by Armonk is also home to nationally art, culture, recreation, and a ranked Byram Hills Public myriad of dining and shopping Schools, which tied at number opportunities. Armonk's one for public high schools in downtown, anchored by Armonk Westchester County.



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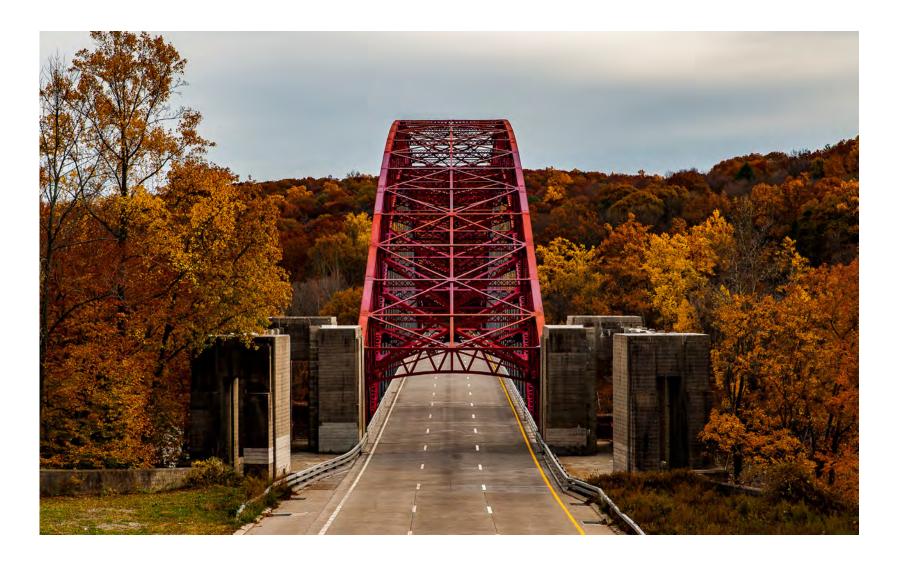
The Summit Club is Westchester's only luxury country club community and offers a vibrant, resort-like lifestyle. While owning a residence here is unquestionably desirable, for a quick vacation getaway or an escape to a warmer climate, Westchester County Airport is a short 7 miles away and flies direct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

2H/58M

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

3н / 9м

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.

#### 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 55unit 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.

### 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.

## 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

#### A B O V E I T A L L



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.



## Elevated Living AWAITS.

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