

3-NIGHT ACCOMMODATION PACKAGE

\$9500

LODGING

- The **“Estate House”** - 5 bedrooms, 4.5 Bathrooms (*accommodates 16*)
- The **“Estate Loft”** - 1 Bedroom Suite, 1 Bathroom (*accommodates 4*)
- The **“Lake House”** - 3 Bedrooms, 3.5 Bathrooms (*accommodates 6*)
- The **“Cottage”** - 1 Bedroom Suite, 1 Bathroom (*accommodates 6*)

LODGING AMENITIES

- 2 Fully Stocked Kitchens / 2 Kitchenettes
- 3 Washers / 3 Dryers
- 5 Fireplaces
- Game Room w/ pool table, arcade games & chess

LODGING NOTABLES

- **\$2000** per additional night
- **“Standard”** Check IN/OUT - 4pm Arrival / 11pm Depart
(**“Special Event”** Check IN/OUT - 2pm Arrival / 1pm Depart, Add **\$500**)
- All cleaning & trash removal fees included
- No pets allowed on the property - strictly enforced (*service dogs must get prior written approval from management*)

LAND AMENITIES & ACTIVITIES

- 15 Acres of fern forest & canopy oak with nature trails, private lake, dock & beach
- Estate Bistro Bar & Outdoor Kitchen with 1st Class Equipment - Gas Grill, Cooktop, Ice Maker & UC Refrigerator (*seats 6*)
- Estate Courtyard & Pavilion
- The **“Sand Pit”** - Outdoor kitchen (*seats 6*) with 1st class equip - gas grill, cook top, wood oven, ice maker & UC refrigerator
- Outdoor gas fire pit under the stars
- Open grass sports field, volleyball, badminton, cornhole & horseshoe pit
- The **“Sports Courts”** half - court basketball & 2 pickle ball courts (*regulation - coming 2025/2026*)

LAKE AMENITIES & ACTIVITIES

- Paddle boat (*4 persons*)
- Kayaking (*4 - 2 person*)
- Stand up paddle boarding (*2*)
- Freshwater fishing (*poles & tackle not provided*)



EVENT PACKAGE *(Required for any/all planned events/celebrations)* **\$3500**

MULTIPLE EVENT SPACES

- Estate Lake Arbor *(coming soon)*
- Estate Courtyard
- Estate Oak View
- Fern Oak View
- Boardwalk Pavilion

EVENT FURNISHINGS *(available upon request)*

- 50 White folding chairs
- 12 Round tables - 6 seats
- 4 Banquet tables - 8 seats
- 1 Wooden arbor

THE “SAND BAR & LOUNGE”

- Elite bar & lounge
- Kegerator, beverage center, ice maker & bar sink
- Air conditioning cool / heat with fans
- Bluetooth sound system
- Seats 48 patrons

EVENT NOTABLES

- Up to 50 guests **(\$40 per additional guest - max 80)**
- (2) Golf Carts - blue *(passengers 4)* & white with transport box *(passengers 2)*
- Overflow parking - parks 20+ Cars
- **“Special Event”** Check-in at 2pm, Check-out 1pm
- **“Premium Event”** Check-in at 10am, Check-out 10pm *(add \$500)*
- On-Site Fern Oak Estate staff assistance during the event *(6hrs max)*



FITNESS ARENA ADD-ON

\$500

- The “**Fitness Barn**” - Commercial grade gym w/ hoist equipment - (9 Athletes)
- **COMING 2025/2026:**
 - The “**Yoga Room**” - Indoor yoga / training room (6 Yogies)
 - The “**Locker Room**” - Indoor spa with sauna, ice baths & showers (6 Relaxers)

1-DAY EVENT ONLY PACKAGE

\$7500

- All “**Event Package**” benefits listed above
- “**Premium Event**” Check IN/OUT - 12 Hour Access: 10am Arrive / 10pm Depart
- All Cleaning & Trash Removal Fees
- No Access to Lodging - Add **\$2000**/night for Lodging Accommodations

ADDITIONAL INFORMATION

DEPOSITIS & ADDITIONAL FEES

- **\$1500** Non-Refundable Reservation Deposit (*secures date & counted towards rental fee*)
- **\$3000** Refundable security deposit return with-in 30 days of departure (*addition to rental fee*)
- 12% Tourism & hotel tax mandated by Putnam County & State of FL (*addition to rental fee*)

CHANGES, CANCELLATIONS & DEPOSIT RETURNS

- 100% (*Paid to date*) On or before event - 120 days (*not including the \$1500 reservation fee*)
- 50% (*Paid to date*) On or before event - 90 days (*not including the \$1500 reservation fee*)
- No refunds (**\$0**) within 90 days of booking
- “Acts of God” with-in 90 days may be eligible for a date change
- Date changes on or before event - 120 days will require an additional non-refundable **\$1500** booking fee and will be used towards rental fee due

PLEASE SEE RENTAL CONTRACT FOR THE FOLLOWING INFORMATION

- Total rental fee & schedule of payments
- Insurance requirements

