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ENTRY TO NEW LUXURY ENCLAVE: \$5M



PHOTOS BY JACOB LANGSTON/STAFF PHOTOGRAPHER

The exterior and living and dining rooms of one of the luxury homes for sale in Four Seasons Private Residences Orlando in Disney's Golden Oak community are shown here. The starting price for the homes is \$5 million.

Disney's single-family homes in Central Florida linked to Four Seasons

By MARY SHANKLIN
Staff Writer

The first two model show-homes have been completed at what stands to be Central Florida's priciest enclave, a place where buyers forgo waterfront living but get a 5-acre water park, in-home spa services and extra kitchens geared for catering booked through the Four Seasons Resort.

With homes starting at \$5 million, Orlando's new Four Seasons Private Residences, on northern parts of Walt Disney World property, are the country's first single-family homes affiliated with a Four Seasons, according to Walt Disney World. The resort brand has residences in vacation towns around the world, including condos in a half dozen U.S. cities.

"Palm Beach is coming here," said Patricia Land Group President Bill Sullivan, who owns MansionQuest.com, which features high-end estates throughout Florida. "The only places in the state you would be competing with are Palm Beach and Naples. No one else."

Elsewhere in Central Florida, Winter Park and Windermere have dozens of homes valued on the tax rolls at more than \$5 million.

The 20-acre Four Seasons neighborhood,



Please turn to LUXURY, A8

A8 | Orlando Sentinel | Monday, April 17, 2017

FROM PAGE ONE

LUXURY

Continued from Page A1

which is part of Disney's Golden Oak, has the highest price of admission in Central Florida, based on starting prices.

In other parts of Golden Oak, prices start at less than half that price and have exceeded \$5 million. The development has attracted buyers including former Wal-Mart chief executive H. Lee Scott and fitness franchise owner Eric Caputo.

Buyers range from their 20s to their 80s, with most in their mid- to late-50s, Disney executives said.

"What we're amazed with is that, at this price point, we have already sold a third of the 30 lots we have here," said Page Pierce, vice president of real estate development for Disney resorts.

The 16-story Four Seasons hotel can be seen through-out its namesake community of homes. Buyers in the new neighborhood may use the resort's golf course, clay tennis courts, adult-only family pools, key river, water slides and watch weekly "live-in" movies. They may dine at the resort's six restaurants or book in-home catering and spa services.

"When you set up that kind of residence system, you're setting up a social system," Sullivan said. "It's all about hanging out."

Like other residents of Golden Oak, Four Seasons home buyers also can use the Summerhouse club with its concierge services,



JACOB LANGSTON/STAFF PHOTOGRAPHER

This bedroom is in one of the luxury homes for sale in Four Seasons Private Residences Orlando in Disney's Golden Oak community. The homes are the nation's first single-family homes affiliated with a Four Seasons, according to Walt Disney World.

lounge, fitness center, restaurant and entertainment rooms.

An adult Easter-egg hunt was planned for the past weekend. And bingo is a popular activity, according to staff members.

All buyers become club members and the annual dues are \$16,889. Homeowner association dues cost \$24,514 for Four Seasons Residents, compared to \$5,735 in most neighborhoods within Golden Oak.

For \$7 million, buyers can purchase an Italianate-style home with 3,600-square feet, six bedrooms, six baths, three half baths, a three-car garage, a 14-foot-tall wine gallery and elevator. The marble-floored, two-story entry overlooks a bank of glass pocket doors that recede behind walls and open onto a lanai with retractable ceiling for the dining area and an open-air pool, bar and summer kitchen. The backdrop to the

half-acre lot is a preserve. There are no boat docks or sunset lake views. In fact, the house next door is only about 10 feet away but largely hidden by bamboo and other landscaping.

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pany Inc. and Stonebridge Homes.

"The attention to detail is second to none," he said. Walt Disney World's Golden Oak opened in 2011, catering to vacation-home buyers.

Also half of the buyers have listed their homes there as their primary residence on tax records. More than five years after its debut, the resort has home expansions and recreational park openings that point to more families residing there.

Whether the new neighborhood next to Four Seasons becomes known as a home — instead of a home away from home — remains to be seen.

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