
The Plantation
AT PONTE VEDRA BEACH



Welcome to the neighborhood you have always imagined.



PVB

Ponte Vedra Beach, located in St. Johns County—the fourth wealthiest county in Florida—is ideally situated on the northeast coast of the state. Just 18 miles southeast of downtown Jacksonville and 26 miles north of America's oldest city, St. Augustine, it offers the perfect balance of coastal charm and city convenience.

The Plantation is nestled among pristine beaches, scenic kayak launch sites, and venues for championship golf tournaments, ensuring there's always something to do. Here, you can enjoy the best of both worlds: relaxed beachside living paired with access to sophisticated cultural and recreational experiences.















Lifestyle

The Plantation is truly one-of-a-kind in Ponte Vedra Beach. With the purchase of your property, you automatically become a Member—enjoying full access to all amenities from day one.

Members are drawn to the beautifully manicured grounds, secure gated community, The Beach Club, championship golf course, and wide range of recreational amenities.

Families appreciate the convenient access to top-rated schools in Florida's #1 school district, making it an ideal place to live, grow, and thrive.

The Clubhouse











The Clubhouse is where neighbors come together. Whether it's making workouts more enjoyable by taking a class with friends, savoring a meal with a stunning view of the lake and 18th green, or participating in a variety of events and activities, the Clubhouse is truly the heart of the neighborhood.

Championship Golf



Play a round on our majestic, recently renovated par 72, 7,141-yard signature championship golf course. Featuring seven tee boxes—from championship to forward tees designed for families—the course offers an enjoyable and rewarding challenge for players of all skill levels.
As a private course with no resort play, The Plantation boasts an active calendar of tournaments and events for men, women, mixed play, and the next generation of golfers.



The Beach House

The Beach House is just a short bike ride from the main gate and is open 24 hours a day, 365 days a year for Members to enjoy.







Exclusive to Members, the Beach House features a Junior Olympic–style pool and two dining experiences—a relaxed, casual walk-up window for beachside bites and a more refined dining option for sit-down meals. Outdoor grilling areas provide the perfect setting for casual gatherings with family and friends.

Relax with neighbors around the fire pit while enjoying live music, take part in family-friendly events on the lawn, or head to the water with a Member-use paddle or surfboard. The Beach House truly offers something for everyone.

Racquets

Enjoy a friendly yet competitive match on one of our seven Har-Tru tennis courts. Lighted courts allow for evening play, ensuring the fun continues well after sunset.

Players enjoy complimentary access to a ball machine and can sharpen their skills through clinics designed for all levels of play. Tournament tennis is a highlight of the program, with Plantation teams competing locally across every level.

From the covered porch and grandstand-style patio, spectators have front-row seats to cheer on friends and fellow Members.

Pickleball, our newest racquet sport, has quickly become a Member favorite. Five dedicated courts and a pavilion provide the perfect setting for casual play, lessons, and social competition.



Croquet

Croquet has quickly become a favorite pastime at The Plantation, welcoming players of all ages and experience levels. Members enjoy weekly Wine & Wickets gatherings along with a variety of competitive, social, and instructional opportunities throughout the season.

The croquet program is supported by a full-time professional who oversees play and offers clinics and lessons, complemented by an active, member-led croquet association.



Social Clubs & Activities



The activities are extraordinary, and so are our Members

At The Plantation, Members share a wide range of interests and enjoy countless opportunities to connect through activities, events, and social gatherings. From bird watching and bridge to garden and book clubs, summer camps for children, and ladies' nights out, there is truly something for everyone—every day.

Conveniences

At The Plantation, quality family time isn't a rarity—it's a way of life. From walking the dog along the beach and splashing in the pool to biking through the neighborhood, members enjoy simple pleasures every day.

Thoughtful neighborhood conveniences make daily living effortless. With 24-hour gated access and mobile security, along with private mail service, a library, and trash valet service, members have more time to focus on what matters most. Whether it's a day at the beach, a round on the championship golf course, a match on the tennis or croquet courts, or time spent at the fitness center, opportunities to enjoy the lifestyle are always close at hand.

If a luxury lifestyle paired with a strong sense of community is on your wish list, The Plantation offers an exceptional value in Ponte Vedra Beach.



Your Opportunity

577

The Plantation spans 650 acres of pristine coastal landscape, including 133 acres of championship golf course, 56 acres of scenic lakes, and four acres of private oceanfront—all exclusively enjoyed by just 577 homeowners who proudly call The Plantation home.

With the community fully built out, buyers may select from a curated collection of resale homes. Offerings include both estate residences and low-maintenance Garden Homes, available in a variety of floor plans and square footages. Home prices currently range from $1.2 million to $6.5 million.

INITIATION FEE & DUES



Initiation Fee: $120,000

Mandatory Initiation Fee in conjunction with purchase of home due at closing.

Monthly dues: $2,046 or $2,331*

*for Garden Homes, lawn maintenance is provided.

Dues Breakdown

- $1,523 - Monthly fees/dues which cover unlimited member use of golf, fitness, tennis, beach and clubhouse facilities plus 24-hour gate and mobile security, private mail service, and common area maintenance.
- $206 - Capital allocation; Money set aside specifically for repair and replacement of capital assets.
- $275 - AIP (Amenities Improvement Plan). Permanent loan began May 2024, assessment is for 96 months.
- $42 - Trash side yard pick up and recycling center services.

- $285* - Garden Homes landscaping maintenance (Garden Homes only).

No Food & Beverage Minimums

- Sales taxes will be added on items as determined by the State of Florida. All fees, charges, and taxes are subject to change.
- Use fees for private carts, cart rental, club care & storage, locker rentals & guests have an extra charge.













TOUR TODAY

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