



## The Neighborhoods at University Park

Scenic beauty, serenity, privacy and a premier location sets University Park (UP) apart from other gated communities. The most fulfilling part of being in UP, though, is living in one of the thirty-two (32) idyllic neighborhoods, all scenic enclaves originally designed and maintained to present lush, tropical landscapes featuring golf, water or conservation area views. Privacy is a priority for all home settings & intimate neighborhood sizes foster friendships and social gatherings, all at the option of each owner. Here is a brief description of the neighborhoods within University Park.

### **ALBEMARLE**

Albemarle is one of the Park's private enclaves with **eleven (11)** custom homes from 4,000 to 8,000 square feet, in a mix of one and two-story designs. The neighborhood is situated in the center of the Park bordering the ninth and eighteenth fairways of the golf course. Homes feature large, screened lanais with pools, spas & entertainment areas. Landscape maintenance is the responsibility of each owner.

### **ASCOT**

Located near the north end of The Park Boulevard, Ascot is a secluded neighborhood of **thirty-one (31)** single family homes, each with its own pool and a variety of scenic views including golf course, water & conservation areas. Conveniently located near the rear exit of University Park, allowing easy access for quick trips to stores, restaurants & the University Town Center complex. Landscape maintenance is included in an annual assessment.

### **THE BOLTONS**

This neighborhood is the smallest enclave in the Park, with **seven (7)** homes on a single cul-de-sac within walking distance of the Club. All homes have three bedrooms, a two-car garage, screened lanais, private swimming pools & scenic backyard views of the golf course or a natural preserve. Home sizes vary between 2,500 & 2,900 square feet. Landscape maintenance is covered by an annual assessment.

### **CHELSEA**

The Chelsea neighborhood is an intimate enclave of **nine (9)** spacious, custom homes located near the rear entrance of University Park. Home sizes range from 4,000 to nearly 6,000 square feet, all having pools under large lanais with water views. Each home has a front view of a green, park-like expanse of grass and trees, with the golf course's nineteenth hole in the distance. Landscape maintenance is the responsibility of each homeowner.

### **DEVONSHIRE PLACE**

Devonshire Place is a quaint, oak-lined enclave of **eighteen (18)** homes. Each one-story home, ranging from 2,500 to 3,700 square feet, features three to four bedrooms with an enclosed lanai & pool overlooking a nature preserve. The neighborhood is maturely landscaped with maintenance included in an annual assessment.





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### **EATON PLACE**

Eaton Place is at the center of the Park with easy access to the Club. There are **eighty-six (86)** homes in the neighborhood, ranging from 2,700 to 3,200 square feet. Most homes have their own pool under screened lanais. Homeowners enjoy varying views from water, golf course or nature preserve. Common areas feature two parks with benches and a unique community "Little Library." Landscape maintenance is the responsibility of each homeowner.

### **GROSVENOR GARDENS**

Located near the entrance of University Park, Grosvenor Gardens features **twenty-nine (29)** custom homes in one and two-story designs, ranging in size from 3,000 to 4,500 square feet on footprints of one-third acre or more. All homes border Grosvenor Court with panoramic views of the golf course, ponds and/or conservation areas. All homes feature private pools under spacious lanais ideal for entertaining. Landscape maintenance is included in an annual assessment.



### **HAMPTON GREEN**

Located near the front entrance, Hampton Green is the third largest neighborhood in the Park, having **ninety (90)** homes. Four floor plans are featured averaging about 2,000 square feet with two-car garages & many pools with water and/or golf course views. All homes have various sized screened-in lanais. A popular gathering place is the neighborhood pool, overlooking a large pond, serving as a recreation and social center. Landscape maintenance is part of annual assessments.

### **HEATHFIELD**

Heathfield is located on the eastern edge of the Park with **thirty-seven (37)** custom homes ranging from approximately 2,400 to 5,000 square feet. All homes feature large lanais with pools under cover. Homes enjoy views of three ponds, the golf course, conservation land or any combination thereof. Landscape maintenance is covered under an annual assessment.

### **HENLEY ON THE RIVER**

Henley is a unique Park enclave with a separate gated entrance off Honoré Avenue. **Thirty-two (32)** single-family homes surround a central green with a pavilion for neighborhood gatherings. Many homes with decks or dock facilities border the Braden River. A short nature trail leads to a spacious deck with vistas of the river. Landscape maintenance is covered under an annual assessment. Henley is connected to University Park's main campus, offering a private sanctuary with easy access to Park and local amenities.



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### HIGHGATE

Situated near the north end of The Park Boulevard, Highgate is another of the Park's intimate neighborhoods, with **twenty (20)** custom homes sized between 2,500 and 2,900 square feet, featuring three bedrooms, three bathrooms and screened-in lanais with pools. Homeowners enjoy scenic views of either water or a nature preserve. Highgate is convenient to the Park's back entrance, providing easy access to shopping and restaurant amenities as well as the University Town Center complex. Landscape maintenance is covered in an annual assessment.

### HYDE PARK

Hyde Park has **twelve (12)** homes and is located at the northern end of the Park, convenient to the back gate. A rare neighborhood feature is a domed, circular gazebo along the water's edge at the entrance. Homes vary from 3,100 to 5,600 square feet on half acre lots and surround a pond giving each home stunning water views. Each home has a large, screened-in lanai area with a pool. All homes are custom landscaped, maintained individually by each homeowner.

### KENWOOD PARK

Kenwood Park, built in 2004, is one of the Park's larger neighborhoods. Conveniently located close to the front entrance and featuring **seventy-seven (77)** homes ranging from 2,200 to 2,600 square feet, most homeowners enjoy either a pond, a natural preserve or a golf course view. This neighborhood has one of the largest community pools that also acts as the resident social center with casual, frequent get-togethers. Landscape maintenance is part of an annual assessment.

### KNIGHTSBRIDGE

Knightsbridge features an enclave setting with **seventeen (17)** custom homes lining a single street with each property enjoying privacy and a golf course or a water view. Located close to the Country Club entrance, Knightsbridge homes range in size from 3,000 to 7,500 square feet. Landscape maintenance is the responsibility of each homeowner.

### LANGLEY PARK

Langley Park, situated close to the front entrance of the Park, is another private enclave of **thirty-one (31)** custom homes ranging from 2,600 to over 4,000 square feet. All homes are on a single street with spacious lanais facing large ponds on each side and providing homeowners with scenic water & wildlife views. Landscape maintenance is included in an annual assessment.

### LANSDOWNE CRESCENT

The newest neighborhood in the Park, Lansdowne Crescent features **nineteen (19)** custom homes. Ten of the homes enjoy views of the third hole on the golf course and most have their own pools under spacious lanai cages. A nearby pool & spa in the neighborhood of Lennox Gardens is also available to homeowners & guests and regularly serves as a site for neighborhood gatherings and social events. Full landscape maintenance is covered in an annual assessment.





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### LENNOX GARDENS

The Lennox Gardens neighborhood is convenient to the entrance of the Park and features **forty-one (41)** homes varying in size with two to three bedrooms ranging from 2,000 to 2,500 square feet. A centrally located community pool and spa are shared with a nearby neighborhood, Lansdowne Crescent, making it the neighborhood's social center. A full schedule of social gatherings, golf outings & bus trips to area attractions & concerts occurs throughout the year.

### MARLOW

Marlow is a neighborhood enclave of **twenty-two (22)** custom homes located at the eastern end of Glen Eagles Crossing. Marlow homes enjoy scenic views of either the golf course, a pond, one of the many conservation areas or a combination thereof. Homes feature 3,350 square feet of interior space with lanai & pool areas additional. Landscape maintenance is the responsibility of each homeowner.



### MAYFAIR

Mayfair is an intimate neighborhood of **eleven (11)** custom homes ranging from 4,000 to over 10,000 square feet. All homes are situated on a single private street with most enjoying expansive water views across the twelfth hole of the golf course with one home having a long view of hole thirteen. All homes have private pools under large, screened lanais. Meticulously kept, landscape maintenance is the responsibility of each homeowner.

### NOTTING HILL

Notting Hill features **fifty-two (52)** homes and is tucked away off the last turnaround at the northern end of The Park Boulevard. Homes vary in size from 1,300 to 2,300 square feet. Featuring a neighborhood pool, it provides both a source of recreation as well as a social center. In addition to Lennox Gardens, Notting Hill also shares their pool with the nearby neighborhood of Wentworth. Landscape maintenance is part of an annual assessment.

### REGENTS PARK

Regents Park is located at the front of the Park and features **twenty-seven (27)** custom homes in a lush, manicured landscape. Most properties border the third or seventh holes of the golf course. A unique feature is a one-acre park where residents can gather to enjoy cool shade under large oak and magnolia trees. Home sizes vary from three to four bedrooms on one-third to over half acre lots. All homes have screened lanais, with the majority featuring personal swimming pools. Landscape maintenance is the responsibility of each homeowner.



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### **RICHMOND PARK**

Richmond Park, with **forty-four (44)** single family homes, is close to the front entrance of the Park. Homes vary in size from 2,200 to 4,500 square feet. All homes have private pools under covered lanais. Homes are situated on Collingwood Court, a shaded cul-de-sac lined with old oaks and palms. All homes front a large pond with many enjoying golf course views across the pond or from direct golf course frontage. Landscape maintenance is the responsibility of each homeowner.

### **SLOANE GARDENS**

Another of the Park's tranquil and private enclaves with just **sixteen (16)** homes built on oak-lined Sloane Gardens Court, winding through the neighborhood ending in a large cul-de-sac. Each home is its own oasis with large screened-in lanais featuring swimming pools and spas. Homes vary in size, averaging about 5,000 square feet. Many homes have second stories overlooking the golf course and ponds. Landscape maintenance is the responsibility of each owner.

### **ST. JAMES PARK**

St. James Park is at the center of University Park with **fifty-six (56)** custom homes in the neighborhood varying in size from 2,750 to over 3,000 square feet. Each home features large screened-in lanai cages with most having personal pools. Mature landscapes at both homes and common areas provide beauty and privacy. Lanai views vary from golf course to water to natural areas. Landscape maintenance is the responsibility of each owner.

### **ST. JOHN'S WOOD**

One of the Park's smaller enclaves, with just **twenty-one (21)** homes, St. John's Wood is located near the north end of The Park Boulevard convenient to the back gate off Honoré Avenue. Homes are situated on a single, winding oak-lined street. Most homes enjoy either nature preserve or water views. Landscape maintenance is covered by an annual assessment.

### **STANHOPE GATE**

The Stanhope Gate neighborhood features **thirty (30)** luxury homes including single story, two-story and courtyard designs between 2,700 and 3,800 square feet. All homes enjoy pond or preserve vistas serving as lanai backdrops with most featuring pools & spas. Stanhope Place is a meticulously groomed, oak tree lined street where each home stands out with their own manicured landscape designs. Landscape maintenance is part of an annual assessment.

### **VIRGINIA WATER**

Virginia Water is the Park's largest neighborhood, having **one hundred fifteen (115)** homes varying in size from 2,300 to 3,500 square feet. Homes feature screened-in lanais with many having personal pools. There is also a neighborhood pool and spa. Homes enjoy a variety of scenic views provided by six ponds, dense vegetation and the golf course. Landscape maintenance is covered by an annual assessment.





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### WARWICK GARDENS

Warwick Gardens has **sixty-one (61)** custom homes built on winding, tree-lined streets in the heart of University Park. All homes have large lanais with pools and average 3,200 square feet or larger with views varying from the golf course, nature preserve or water. Landscape maintenance is covered under an annual assessment.

### WENTWORTH

Wentworth is located at the northern end of The Park Boulevard convenient to the back gate of the Park. Featuring **forty-nine (49)** homes, properties enjoy a variety of scenic views from ponds, natural landscapes, conservation areas & the golf course. A nature trail, including a gazebo with stunning views of sunsets, is a unique feature that leads to the Notting Hill neighborhood pool which is shared with Wentworth and often becomes the center for social gatherings. Landscaping is included in an annual assessment.



### WHITEBRIDGE COURT

Located near the center of the Park, Whitebridge Court features forty-nine duplex villas or **ninety-eight (98)** homes ranging from 1,350 to 1,750 square feet with golf course, water, or nature preserve views. The Park's second largest neighborhood features villas on winding oak tree lined streets. A large neighborhood pool provides recreation and a social gathering area for opportunities to meet neighbors. Landscape maintenance is covered under an annual assessment.

### WILTON CRESCENT

Wilton Crescent features **twenty-four (24)** homes near the center of the Park, close to the entrance to the Club and its amenities. A major neighborhood feature is a centrally-located, tree-lined park with a fountain and benches. Homes vary in size between 2,100 to over 3,000 square feet, with three to four bedrooms and two to three bathrooms. Many homes feature enclosed courtyards with a pool. Homeowners enjoy golf course, preserve or natural area views. Landscape maintenance is covered under an annual assessment.

### WIMBLEDON

One of the Park's most intimate private enclaves of custom homes, Wimbledon is located mid-Park near the Club entrance and features **nine (9)** homes of varying sizes and architecture, all with large lanais and pools and with most overlooking golf course and water views. Wimbledon is within walking distance of the Club's tennis, fitness, dining and golf facilities. Landscape maintenance is the responsibility of each homeowner.