



Villages of
Highlands Ridge

This place is an absolute gem. It is the best kept secret in Central Florida. From the surface of the more than a dozen ponds to the highest point of the Sand Hills are over 100 feet. These two golf courses are beautifully nestled inside of the most amazing untouched natural Florida habitat. Carter Creek meanders through the Villages of Highlands Ridge, it is a peaceful and tranquil creek where the water is always flowing. Before we talk about the golf courses and the home sites, I would like to mention that you get a chance to step back in time and see where the Seminole Indians roamed and lived. There is wildlife galore. Florida Whitetail deer, Osceola turkeys with their big 8-inch beards, owls, hawks, eagles, ospreys and then of course you have your residence squirrels, possums, armadillos, raccoons, bobcats, and you might even get lucky and see a Florida panther.

There are currently 641 Homes in Highlands Ridge. All the yards are maintained by one gardener and are perfectly manicured all the time. Most of the existing homes in the South Course area have golf course views on the tight and narrow South Course. (Bring some extra golf balls)

The Villages of Highlands Ridge is home to 641 families that live in beautiful homes with beautiful views. There are 140 completely ready to build homesites available.

All infrastructure is in place. You scrape the grass off the surface and form your slab. All homesites are set to proper elevations. The roads are like new, they are well-maintained. This is a golf cart friendly community. Actually, it is a golf cart preferred community. This community is very active and alive besides, not to mention, the golf courses, there is bocce ball, pickle ball, basketball, tennis, shuffleboard courts, and two swimming pools, two restaurants, two club houses and two pro shops. Lake Bonnet is adjacent to this property. There are two piers on Lake Bonnet, one is for watching beautiful sunsets; the second dock is next to the private boat ramp. This makes it handy to dock your boat and leave it in the water if you're into just cruising around the lake in your boat or fishing. This lake is beautiful and has lily pads that go miles, bass live under those lily pads, and they

are waiting for you! There's also an onsite storage area for your RVs, your boats, and whatever trailers you may need to store.

The water and sewer are supplied by the City of Sebring. The underground electric is supplied by Duke Energy. There is also Comcast/Xfinity for your TV and highspeed Internet. This is a fully gated community. It is a ROCKIN 55 & up community! Everybody here is so happy and so friendly; it is way easier to count the people that don't wave at you than the people that do wave at you.

From a developer standpoint, it's perfect! Highlands County has absolutely no impact fees. The Villages of Highlands Ridge HOA fees are \$250 a month or less. Different views on each homesite are pretty spectacular, there is something for everyone!



Highlands Ridge

Nestled among the orange groves and rolling hills of Highlands County, Highlands Ridge is truly an “uncommon community” -a perfect balance of privacy and accessibility, city convenience and rural charm, and a membership lifestyle set amidst relaxed, convivial surroundings. With not one but two championship golf courses, an immaculately-maintained campus and a course-side “gallery” of affordable dream homes overlooking the expansive fairways and greens. Highlands Ridge is refined, active living at its best.

Amenities

36 Holes of Championship • Golf Driving Range • Two Club houses • Restaurant • Community Center • Two Heated Swimming Pools and Hot Tub • Tennis Courts, Shuffleboard, Pickle ball, Horseshoe Pits, and Table Tennis • 260-Acre Lake with Boat Launch Ramp and Dock with Slips • RV Boat Storage Area • Gated Community with two entrances • Active 55+ Community

Championship Golf

Escape to the tranquil greens of Highlands Ridge, now with two distinct championship courses. You'll love the Native Florida North Course and the northern feel of our Legendary South Course. Set amongst the trees and waterways of a nature preserve and the rolling terrain of “the ridge,” both courses are as beautiful as they are challenging. The North Course at Highlands Ridge offers residents the ideal combination of affordable, custom homes in a member-friendly country club setting. Nearly every homesite overlooks the Dave Harman designed course which features five sets of tees ranging from 5,000 to over 7,200 yards accommodating golfers of all levels. With topography and scenery rarely expected in Central Florida, this challenging yet extremely playable course also boasts an exceptional clubhouse and full-time Professional staff to meet all of your needs. Enjoy an après-golf refreshment with neighbors on the large veranda overlooking the signature 18th green, fairway, and lakes. The original championship course, the Legendary South Course, designed by Steve Smyers, is an Audubon-style course with spectacular conservation areas, links-style bunkering, creeks, and natural ponds. It has long been

an area favorite. Located between golf holes #9 and #10 you'll find our award-winning Golf side Villas.

Villas at Highlands Ridge

Total Villa Lots - 46

1 & 2 Birkdale Dr.

3 & 4 Birkdale Dr.

77 & 78 Birkdale Dr.

54 & 55 Birkdale Dr.

52 & 53 Birkdale Dr.

50 & 51 Birkdale Dr.

48 & 49 Birkdale Dr.

43 & 44 Birkdale Dr.

41 & 42 Birkdale Dr.

37 & 38 Birkdale Dr.

36 Birkdale Dr.

35 Birkdale Dr.

5092 Birkdale Dr.

5088 Birkdale Dr.

33 & 34 Birkdale Dr.

56 & 57 Birkdale Ct.

58 & 59 Birkdale Ct.

60 & 61 Birkdale Ct.

62 & 63 Birkdale Ct.

82 & 83 Birkdale Ct.

84 & 85 Birkdale Ct.

5 & 6 Birkdale Ln.

7 & 8 Birkdale Ln.

9 & 10 Birkdale Ln.

86 & 87 Birkdale Ln.

23 Duplex Lots

46 units



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