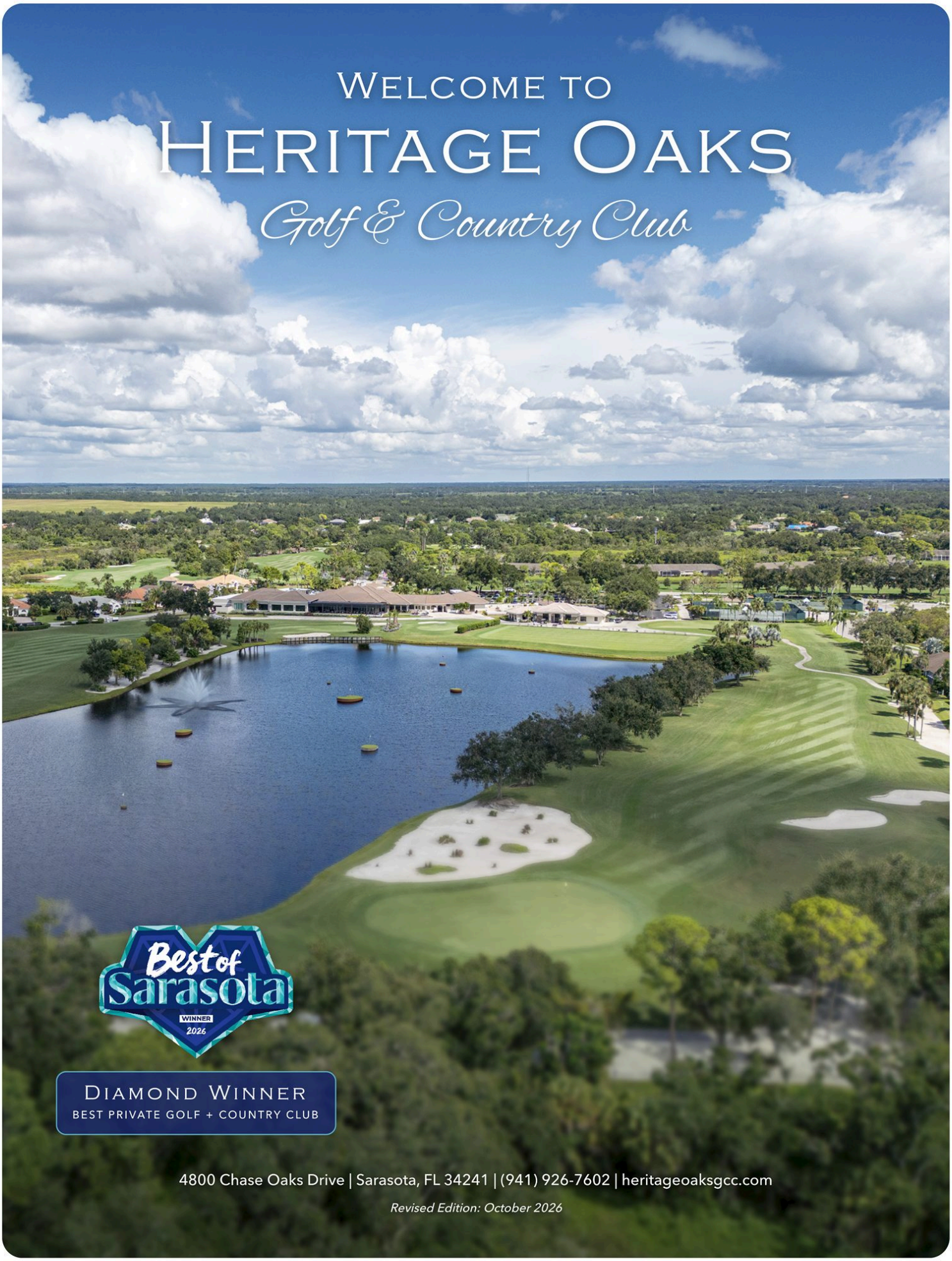
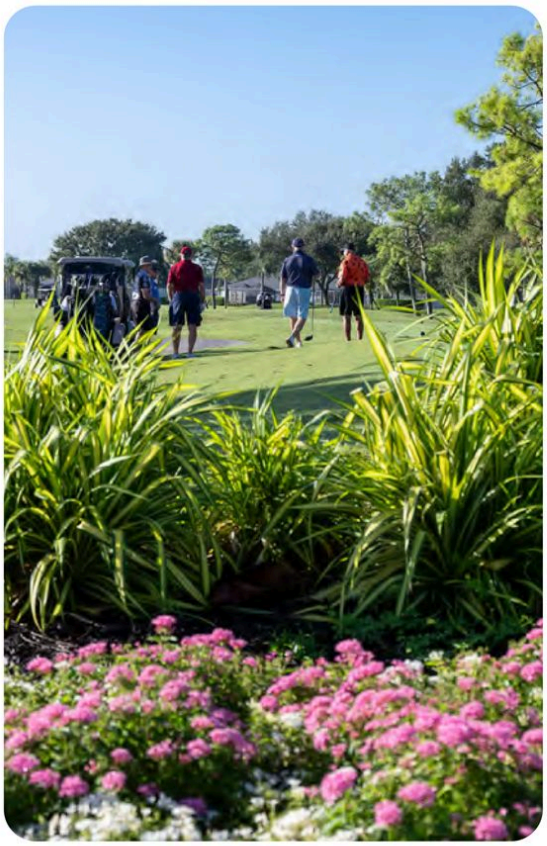

Welcome to
Heritage Oaks
Golf & Country Club
Best of Sarasota
WINNER
2026
Diamond Winner
Best Private Golf + Country Club
4800 Chase Oaks Drive | Sarasota, FL 34241 | (941) 926-7602 | heritageoaksgcc.com
Revised Edition: October 2026


HERITAGE OAKS











HERITAGE OAKS
Golf & Country Club

Greetings!

DIAMOND WINNER
BEST PRIVATE GOLF + COUNTRY CLUB
Sarasota Magazine's Best of Sarasota 2026, as voted by readers

Welcome to Heritage Oaks Golf & Country Club, proudly named **Sarasota Magazine's 2026 Best of Sarasota Diamond Winner for Best Private Golf + Country Club**. We're delighted to introduce you to a private, member-owned community where natural beauty, championship golf, and a warm neighborhood spirit come together.

Tucked into Sarasota's nature-rich preserve corridor east of I-75, Heritage Oaks offers something rare: **quiet, Audubon-certified surroundings** filled with lakes, wildlife, and moss-draped oaks, just minutes from the Celery Fields, the growing dining and shopping scene along Fruitville Road, and the energy of UTC. It's the best of both worlds—quiet, but connected.

Here, **every homeowner is a full member of the Club**. When you buy a home, the whole lifestyle comes with it—along with the friendships that make it special.

Golf is at the heart of it all: an 18-hole championship course open year-round, with a fair, organized tee-time system and clinics, leagues, and events for every level of player. Off the course, enjoy five heated pools, a well-equipped fitness center with group classes and wellness programs, lighted tennis courts, scenic walking and biking trails, and a full social calendar.

When it's time to gather, our renovated clubhouse offers chef-curated dining, the new 19th Hole Bar & Grille, a covered patio lounge, and an open-air terrace with fire pits overlooking the course and lakes—perfect for a relaxed lunch or a sunset with friends.

And you can enjoy it all with peace of mind. Heritage Oaks is **member-owned, debt-free, and thoughtfully managed**, with 24/7 staffed gate access at our main entrance.

We'd love to show you around. To arrange a personal tour, please contact Kelly Troche, Director of Membership Services, at membership@heritageoaksgcc.com or (941) 926-7602, ext. 302.

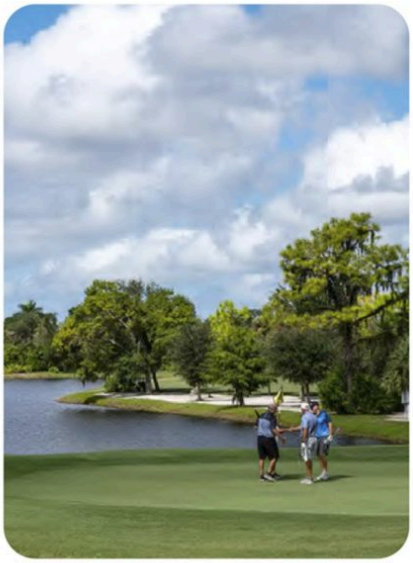
Warm regards,

Greg Hurst, General Manager
generalmanager@heritageoaksgcc.com



At Heritage Oaks, you're not just buying a home; you're joining a vibrant, welcoming community. Here, neighbors become friends and every day feels like coming home.

The Details



MEMBERSHIP & COMMUNITY BENEFITS

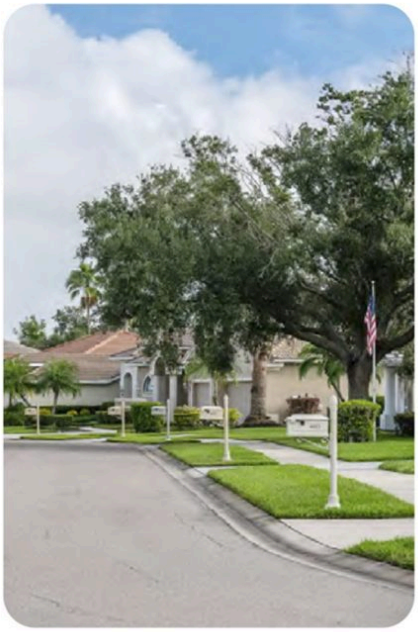
At Heritage Oaks, your home comes with the Club. Every homeowner is a full member of this **private, member-owned golf community**.

- **Capital contribution at closing:** $11,000
- **One category of membership:** All homeowners enjoy full use of every amenity—championship golf, tennis, fitness center, swimming pools, dining venues, and a year-round calendar of social events.

FINANCIAL STABILITY

One of the greatest strengths of Heritage Oaks is that the community is **entirely debt-free and fiscally well-managed**. What that means for you:

- First-class amenities maintained to the highest standard
- Balanced budgets with ample reserves
- Peace of mind for the long term



ADDITIONAL MEMBERSHIP INFORMATION

- **Annual fees:** Fees include Blue Stream TV and internet service (with options to add phone or premium channels) as well as a capital reserve contribution
- **Food & Beverage minimum:** A modest $900 per household, per year
- **Individual Homeowner Associations:**
  - Services may include landscaping, roof replacement, exterior painting, and driveway maintenance
  - Quarterly fees vary depending on reserves and housing type
- **Single-family homes:** Homeowners manage their own exterior maintenance and pay just **$105 annually**

*This simple, transparent, and debt-free structure ensures that Heritage Oaks remains not only beautiful and well-maintained, but also one of the **most stable and desirable communities in Sarasota**.*

New Places to Gather

Heritage Oaks keeps investing in the places where members come together, with **new spaces designed for comfort, connection, and community**.



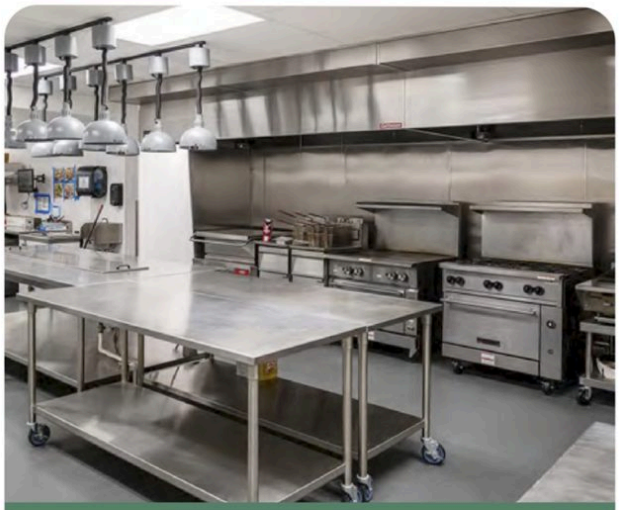
19th Hole Bar & Grille

Big screens and good company—the go-to spot to catch the game or meet friends after a round or club event.



Sunset Terrace

Covered, screened outdoor dining with golf course and sunset views—the perfect spot to end the day.



Brand-New Kitchen

The heart of the house behind our chef-curated menus, from casual lunches to large club events.



Redesigned Dining & Event Spaces

Beautiful new dining room, lobby, and private event rooms for every occasion.



HERITAGE OAKS
HOME STYLES

Heritage Oaks Golf & Country Club offers **850 homes** across **5 distinctive styles**, each designed to fit a variety of lifestyles and preferences.

SINGLE FAMILY HOMES

- **2,150 – 3,000 sq. ft.**
- Light, airy kitchens and spacious master suites
- Family/media rooms for entertaining
- Beautiful pool and patio areas
- 2- or 3-car garages



PATIO HOMES

- **1,798 – 2,100 sq. ft.**
- 3 unique floor plans
- Preserve or golf course views
- Some feature pools and large lanais
- 2–car garages



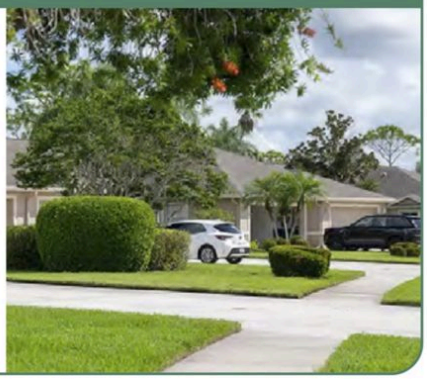
Golf Villas

- **1,500 – 2,200 sq. ft.**
- Tranquil golf course, pond, or preserve views
- Many include pools and large lanais
- 2–car garages



Club Homes

- **Just under 1,600 sq. ft.**
- Expansive lanais with golf course and/or lake views
- Designed for easy outdoor living (no private pool)
- 2–car garages



Veranda Condominiums

- **1,200 - 1,600 sq. ft.**
- Ground-floor or second-floor layouts
- 3 distinct styles with exceptional views
- Detached 1-car garages



Whichever home you choose, it comes with full membership in the Club and everything that goes with it.



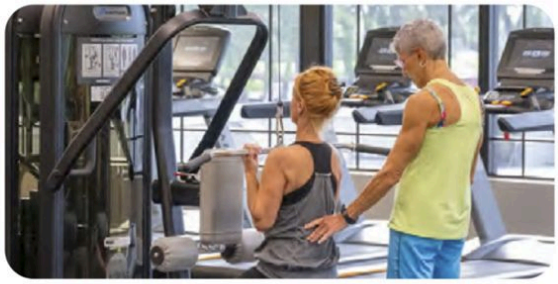
The Benefits of Living at Heritage Oaks

Here's what everyday life looks like at Heritage Oaks—on the course, around the table, and out in nature.

LIFESTYLE & RECREATION

- Championship golf for all levels, with fair, organized tee times
- Award-winning, professionally staffed Pro Shop
- Clay Hydro-Grid Tennis Courts with clinics & programs
- Five heated swimming pools
- Well-equipped Fitness Center with full-time Fitness Director
- Water aerobics, personal training, and group fitness classes





DINING & SOCIAL LIFE

- Casual & fine dining options
- Certified Executive Chef
- Event room seating for 180+ guests
- Private dining space for up to 50
- An active year-round social calendar





NATURE & COMMUNITY

- Audubon-certified nature preserve setting
- 24/7 staffed gate at the main entrance
- Beautifully landscaped and well-maintained grounds

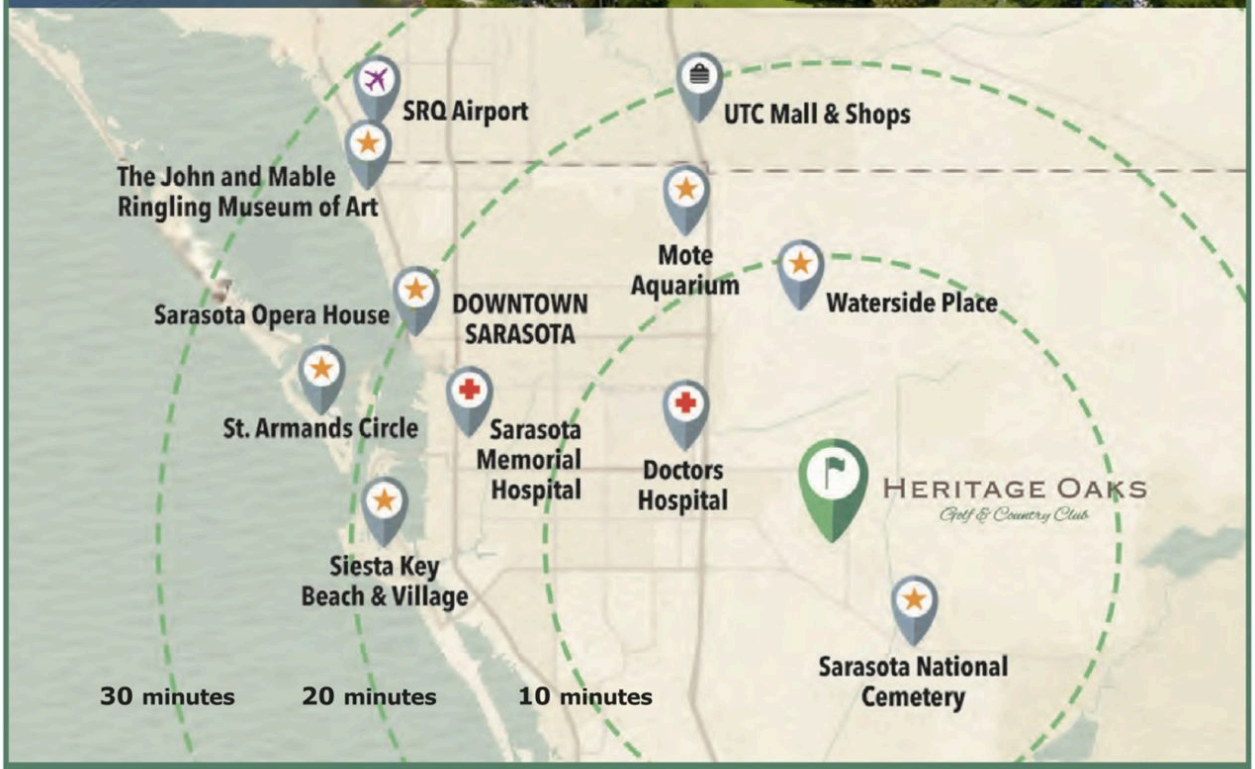


FINANCIAL STRENGTH & PEACE OF MIND

- Ample reserve funds
- Member-owned and debt-free
- Transparent, well-managed budgets

The Center of It All





Other Must-See Attractions in the Area

- Selby Gardens
- Lido Beach
- Van Wezel Performing Arts Hall
- Sarasota Art Museum
- Sarasota Jungle Gardens
- Myakka River State Park







General Membership Information*

Membership comes with your home. Heritage Oaks is a **Homeowners Association Country Club**, so every member is a homeowner and there are no public memberships.

Master Association Dues (2026)

$8,604 annually

$4,302 due in December
$4,302 due in April

Capital Reserve Contribution

$2,260 annually

$1,130 due in December
$1,130 due in April

Annual Cable /Internet Fee

$938 annually

$469 due in December
$469 due in April

Food & Beverage Minimum

$900 per household, per year

Billing cycle: Nov. 1 - Oct. 31

Closing Costs

Capital Contribution at closing: $11,000
Estoppel Fee: $299
Expedited (within 3 days): +$119

*All fees are subject to change. For the most accurate and up-to-date information, please confirm with Heritage Oaks administration.





Homeowners Associations
at Heritage Oaks

Each housing type within Heritage Oaks is part of an individual Homeowner Association (HOA) or Condominium Owners Association (COA). These associations manage services such as landscaping, exterior maintenance, and reserves. Fees vary by association, depending on which services are included.

Fee information may be obtained directly from the following management companies:

Real Manage – Resident Services
(866) 473-2573

- Club Homes 1, 2, & 3
- Verandas 1, 4, & 6

PMI Capstone Property Management
(941) 554-8838

- Club Home 6
- Verandas 2 & 5

Progressive Community Management
(941) 921-5393

- Club Homes 4, 5, 7, 8, & 9
- Golf Villas
- Patio Homes
- Verandas 3, 7, & 8

C&S Management Services
(941) 758-9454 Ext. 124

- Single Family Homes

Please Note:

- Management companies above are as of **May 1, 2026**.
- Any fee information provided is for buyer convenience only.
- Official Heritage Oaks Golf & Country Club documents and HOA governing documents prevail at all times.
- Heritage Oaks financial statements are available on the members-only portion of the HO website by selecting Documents/Financials (if required as a contingency of a purchase and sale agreement).

For the most accurate and up-to-date information, always verify directly with the appropriate management company.

HERITAGE OAKS
Golf & Country Club



Welcome Home

heritageoaksgcc.com

Best of Sarasota WINNER 2026

DIAMOND WINNER
BEST PRIVATE GOLF + COUNTRY CLUB

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PROVIDED BY THE HERITAGE OAKS MARKETING COMMITTEE AND THE DIRECTOR OF MEMBERSHIP SERVICES