

YOUR PRIVATE LAKESIDE LUXURY DESTINATION



FERN OAK
E S T A T E

THE PROPERTY

Fern Oak Estate is nestled in Central Florida on 15 acres of pristine natural landscape and the shore of a private sparkling spring-fed lake, capturing the true essence of Central Florida living.

Surrounded by nature trails shaded by the branches of 100-year-old oak trees and native foliage, Fern Oak Estate provides the perfect way to enjoy the Florida outdoors.

The estate's exceptional collection of homes, expansive outdoor spaces, and countless amenities make it the perfect venue to host your next reunion, retreat, wedding, corporate event, or vacation rental experience.

THE POSSIBILITIES ARE ENDLESS

Fern Oak Estate includes four separate lakefront residences that can accommodate 36 guests, an outdoor kitchen and bar space that can host up to 80 people, and a gazebo that can also be utilized as a stage.

PRIVACY

The venue is fully fenced with a private gated entrance, which means no person or traffic other than invited guests is allowed on the property, creating an additional layer of privacy for your corporate event or meeting, intimate wedding, vacation, or retreat.

Once on the property, you can take advantage of the numerous activities, such as kayaks, a gym, a barbecue pit, and al fresco dining areas along the shore and steps away from the residences. There is even a full-size volleyball court.

THE ESTATE COURTYARD

The Estate Courtyard is conveniently located just behind the Estate House. A 2,200 sq ft space surrounded by charming landscaping and expansive views of the lake. The Estate Courtyard is a flexible space with room for seating, tables, tents, cocktails and more.

THE SAND BAR AND LOUNGE

The Sand Bar is a modern 4,000 sq. ft. venue with a standalone bar, catering kitchen, fire pit, and a covered gazebo that can double as a stage. Perfect for small gatherings and cocktail receptions, it offers a draft beer system, ice maker, and DJ-rated sound system.

PROPERTY AMENITIES

- Private Lake w/ Dock and Beach
- 15 Acres of Fern Forest and Oaks
- Two Outdoor Kitchens w/ Grills including one with Brick Pizza Oven
- Outdoor Firepit
- Sand Bar & Lounge with Sound System
- Lakeside Courtyard
- Commercial Grade Gym with Hoist Equipment

FERN OAK ESTATE AMENITIES

- Volleyball
- Horseshoes
- Corn Hole
- Kayaking
- Nature Trails
- Game Room - Pool Table, Arcade Games & Chess

For more details or to book your visit contact:

fernoakestate.com • 954.932.6456 • kate@fernoakestate.com

   @FernOakEstate



SAY "I DO"



LOCATION

Centrally located in Pomona Park, Florida, Fern Oak Estate is the perfect setting for an unforgettable wedding experience for you, your family and your special guests.

SETTINGS AND ACCOMMODATIONS

Fern Oak Estate features four private luxury residences, unlimited indoor and outdoor wedding event areas, private bar and gym all situated on 15 acres of gated lakefront property.

Designed for gatherings of up to 80 guests, the property has several communal paces and settings for events ranging from a sunset waterfront wedding to elaborate outdoor cocktail parties. Fern Oak Estate also boasts several garden areas with ample space for tented events and "under the stars" celebrations.

Fern Oak Estate sleeps 36 guests on-site so you and your guests can enjoy undisturbed time together and have the privacy you deserve before, during and after your wedding festivities.

Event packages include: tables and chairs accommodating up to 80. You will also receive a list of pre-approved vendors so you can have a worry-free and flawless wedding experience.

NOTE: See Event Package information for additional amenities and services.

RECEPTIONS AND COCKTAIL PARTIES

Celebrate and spend time with your family and guests at your own private Sand Bar and Lounge. This 4,000 sq. ft. area includes:

The Sand Bar and Lounge sets the mood for casual cocktail parties, day or night intimate gatherings or celebrations that can start during the day and continue late into the evening.

GUEST ACTIVITIES AND RECREATION

You and your guests will also have exclusive access to numerous recreation choices including but not limited to:

- Volleyball
- Horseshoes
- Corn Hole
- Kayaking
- Stand-alone Bar
- Ice Maker
- DJ Rated Sound System
- Two Commercial Grade Outdoor Catering Kitchens
- Covered Gazebo
- Outdoor Fire Pit
- Nature Trails
- Game Room (Pool Table, Arcade Games & Chess)



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3-NIGHT ACCOMMODATION PACKAGE**\$11,500****LODGING**

- The **“Estate House”** - 5 bedrooms, 4.5 Bathrooms (*accommodates 16*)
- The **“Estate Loft”** - 1 Bedroom Suite, 1 Bathroom (*accommodates 4*)
- The **“Lake House”** - 3 Bedrooms, 3.5 Bathrooms (*accommodates 6*)
- The **“Cottage”** - 1 Bedroom Suite, 1 Bathroom (*accommodates 6*)

LODGING AMENITIES

- 2 Fully Stocked Kitchens / 2 Kitchenettes
- 3 Washers / 3 Dryers
- 5 Fireplaces
- Game Room w/ pool table, arcade games & chess

LODGING NOTABLES

- **\$2000** per additional night
- **“Standard”** Check IN/OUT - 4pm Arrival / 11am Depart
- **“Special Event”** Check IN/OUT - Noon Arrival / 4pm Depart (**Add \$500**)
- **“Premium”** Check IN/OUT – 10 am Arrival / 10pm Depart (**add \$750**)
- All cleaning & trash removal fees included

LAND AMENITIES & ACTIVITIES

- 15 Acres of fern forest & canopy oak with nature trails, private lake, dock & beach
- **Estate Bistro Bar & Outdoor Kitchen** with 1st Class Equipment – Gas Grill, Cooktop , Ice Maker & UC Refrigerator and Outdoor Sink
- **Estate Courtyard & Pavilion** – Event entertaining area, evening lights, ample power hook ups
- **Sand Bar Lounge** – Covered entertaining seating for 48 - Elite Bar available (**add \$1,500**)
Kegeerator, Beverage Center, Ice Maker and Outdoor Sink, Air Conditioning / Heat with Fans, Bluetooth Bose Sound System
- **The “Sand Pit”** – Outdoor kitchen with 1st Class Equipment – Gas Grill, Cooktop Wood Pizza Oven, Ice Maker & UC Refrigerator and Outdoor Sink (seats 6)
- Outdoor Gas Fire pit under the stars – ample seating
- Open grass Sports Field, Volleyball, Badminton, Cornhole & Horseshoe Pit

LAKE AMENITIES & ACTIVITIES

- Kayaking (4 - 2 person)
- Freshwater fishing (poles & tackle not provided)



EVENT PACKAGE *(Required for any/all planned events/celebrations)***\$3,500**

- **Up to 80 guests**

MULTIPLE EVENT SPACES

- Estate Lake Arbor
- Estate Courtyard
- Forest View Arbor
- Fern Oak View
- Boardwalk Pavilion

EVENT FURNISHINGS *(Substitutions and upgrades available at an additional charge)*

- Up to: 80 White resin folding chairs
- Up to: 13 - 60" Round tables
- Up to: 6 - 8' Banquet tables

THE "SAND BAR & LOUNGE" - Three Days

- Elite Bar & Lounge
- Kegeerator, beverage center, ice maker & bar sink
- Air conditioning cool / heat with fans
- Bluetooth sound system
- Seats 48 guests

NOTE: Florida State Licensed Bartender required onsite for special events that include outside guests not staying on property

EVENT NOTABLES

- One 4 person Golf Cart – up to 3 Licensed drivers over 18
- Overflow parking – parks 20+ Cars
- "Special Event" Check IN/OUT – Noon Arrival / 4pm Depart

ADDITIONAL:

- On-Site Fern Oak Estate staff member assistance during the event – up to 6hrs (add **\$750**)
- "Premium" Check IN/OUT – 10 am Arrival / 6pm Depart (add **\$750**)
- Fitness Barn Gym – 18 an older – 3-day Commercial grade gym w/ hoist equipment – up to 9 Athletes (add **\$500**)



1-DAY PREMIUM EVENT ONLY PACKAGE

\$8,750 (Friday, Saturday, Sunday)

\$7,500 (Thursday)

\$5,750 (Tuesday, Wednesday)

- Full Access to The **Estate House**
- Full access to the **“Event Package”**
- **“Premium Event”** Check IN/OUT – 12 Hour Access: 10am Arrive / 10pm Depart
- All Cleaning & Trash Removal Fees

ESTATE HOUSE RENTAL & GROUNDS - WITHOUT EVENT PACKAGE

Half Day Rental

8:00 – 1:00pm or 1:00 – 6 pm.....**\$1,800** – plus: \$500 Cleaning

Full Day Rental

Ten hours (you determine time).....**\$3,200** – plus: \$500 Cleaning

ADDITIONS:

SAND BAR & LOUNGE.....	\$750 – PLUS: \$150 CLEANING
OUTDOOR KITCHENS.....	\$275 (ONE) \$500 (BOTH) PLUS: \$100 PER KITCHEN CLEANING
FITNESS GYM.....	\$500 – PLUS: \$500 CLEANING
TABLE / CHAIR PACKAGE.....	\$850 (UP TO 50 PEOPLE)
ADD ONE NIGHT (ESTATE HOUSE ONLY).....	\$1,800 ADD ONE NIGHT (ESTATE HOUSE ONLY) – PLUS: \$500 CLEANING

LAND AMENITIES & ACTIVITIES

- 15 Acres of fern forest & canopy oak with nature trails, private lake, dock & beach
- Estate Courtyard & Pavilion – Event entertaining area, evening lights
ample power hook ups
- Outdoor Gas Fire pit under the stars – ample seating
- Open grass Sports Field, Volleyball, Badminton, Cornhole & Horseshoe Pit

LAKE AMENITIES & ACTIVITIES

- Kayaking (4 - 2 person)
- Freshwater fishing (poles & tackle not provided)

DEPOSITS & ADDITIONAL FEES

- **\$3000** Non-Refundable Reservation Deposit (secures date & counted towards rental fee)
- **\$3000** Refundable security deposit return within 30 days of departure (addition to rental fee)
- **12%** Tourism & hotel tax mandated by Putnam County & State of FL (addition to rental fee)

CHANGES, CANCELLATIONS & DEPOSIT RETURNS

- 100% (Paid to date) - 120 days (not including the **\$3000** reservation fee)
- 50% (Paid to date) - 90 days (not including the **\$3000** reservation fee)
- No refunds (**\$0**) within 90 days of rental date(s)
- "Acts of God" within 90 days may be eligible for a date change
- Date changes on or before the event - 120 days will require an additional non-refundable \$1500 booking fee

FERN OAK ESTATE PROPERTY GUIDELINES

Pets - No pets allowed, strictly prohibited. We do not permit any pets on our property.

Noise - All outdoor music and gatherings must end at 10PM

Smoking - No smoking inside the Premises or around the perimeter of the Premises.

Firearms - No firearms or other weapons are allowed on the Premises.

Fireworks - No sparklers or other fireworks may be used inside the Premises or around the perimeter of the Premises.

Furniture - Replace all furniture to its original location.

Golf Cart - To be driven by adults 18 and older, with driver license on file with management.

Fitness Gym - To be used by adults 18 and older.

Surveillance - Please note that all "common" areas are under surveillance for your safety.

We do not operate any surveillance within the overnight accommodations.

Respect - Treat everyone, including your own guests, the surrounding neighbors, staff, vendors and everyone you encounter at Fern Oak Estate, with respect.

Alterations & Decorations - The use of the following items are prohibited to affix any decorations or signage to the walls, ceiling, furniture or any fixture of the Premises: glue, nails, screws, staples or any similar materials or items are not allowed

Fern Oak Estate Staff Members are not allowed into lodging structures without permission, onsite staff will be wearing "Fern Oak Estate" shirts.

PLEASE SEE RENTAL CONTRACT FOR THE FOLLOWING INFORMATION

- Total rental fee & schedule of payments
- Insurance requirements



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