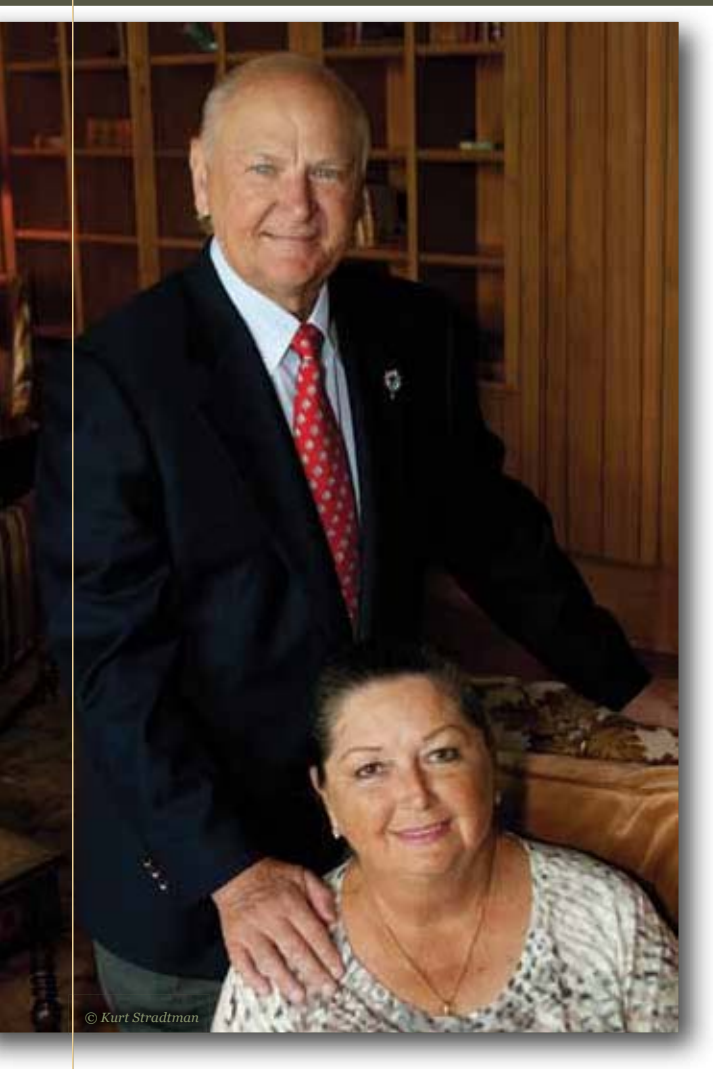




FREDERICA





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*“The first time we set foot on Frederica, we knew it was something incredibly special and something we wanted to be a part of. It’s not just another coastal community; it’s a place that combines incredible natural beauty with a rich and meaningful history. And the development itself is spectacular. Every detail has been considered, and no expense has been spared. From the golf course to the stables to the boathouse and clubhouse to the homes themselves, Frederica is the best of the best. No compromises and no shortcuts. And in a place like this – so beautiful and so unique – that’s really the way it needs to be.”*

*– Wayne & Marti Huizenga*

IN A WORLD FILLED WITH SPECIAL PLACES,  
THERE EXISTS BUT ONE FREDERICA.



*One of the genuine pleasures of discovering a place like Frederica is sharing it with the people who give your life meaning. These are the times when Frederica shines brightest. While Frederica is a place that by its very nature is exclusive, you will find it to be uniquely inclusive: warm, welcoming and in all ways unforgettable.*



“FREDERICA GOLF CLUB IS AS GOOD A GOLF COURSE  
AS YOU CAN GET. IT IS A ONE OF A KIND EXPERIENCE.”

– Tom Fazio



*It has been suggested – and never refuted – that Frederica Golf Club is Tom Fazio’s finest work. Designed in collaboration with Sir Michael Bonallack of the Royal and Ancient Golf Club, the course’s magnificent, broad fairways, expansive, sharp-edged bunkers and phenomenal greens create a challenging yet playable course that seven current PGA players call their own.*



WATER, WATER EVERYWHERE – AND  
COUNTLESS WAYS TO ENJOY IT.



*It's hard to keep water out of any Frederica conversation. Situated on an island carved by the sea, and featuring a 400+ acre freshwater lake that is considered among the nation's best-stocked trophy bass lakes, water is central to life here. It's also a wonderful place to kayak, canoe or cruise in one of the community's elegant electric boats.*



UNBRIDLED PASSION—  
THE EXTRAORDINARY STABLES AT FREDERICA.



*The Stables at Frederica are, quite simply, of the highest caliber. Four 4,860-square-foot barns house 64 spacious stalls. And the 1,600-square-foot reception barn, 7,500-square-foot storage building, paddocks, pastures, training rings and wooded trail access combine to help you enjoy some of Frederica's most unique experiences.*



THE RAREST OF OPPORTUNITIES  
IS TO CALL FREDERICA HOME.



*Our commitment to environmental stewardship, coupled with our desire to create a community without compromise, has compelled us to carefully manage the number of homesites that will be made available. As such, while Frederica's approximately 2,500 acres do feel expansive and somewhat limitless, the opportunities to own here are not. To learn more and explore the possibilities of ownership, we invite you to call, visit or visit us online.*





# FREDERICA



Frederica Realty  
150 Frederica Stables Drive  
St. Simons Island, GA 31522  
912•634•1500

Frederica Golf Club  
100 Pikes Bluff Drive  
St. Simons Island, GA 31522  
912•634•6900

FredericaLiving.com



Obtain the Property Report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. This does not constitute an offer to sell or a solicitation of any offer to buy where prohibited by law.