



*The Club at  
River Oaks*

"WHERE THE RIVER AND SKY MEET THE GREENS."

# The Club at River Oaks

This private, gated golf community is set in the foothills of the Berkshire Mountains in the picture postcard village of Sherman. The Appalachian Trail and Housatonic River surrounds near by.

Although an intimate size for a golf course community, River Oaks offers big value to the 62 homeowners who will eventually live here. Enjoy seclusion and tranquility away from the city, as you're only a train ride escape away!

Hiding past the gates of our quiet, charming community are amazing views from every lot. Depending on your style, your home can sit beside Connecticut's great Housatonic River or gaze out of your window each day and admire our championship golf course. And if it's privacy you desire, just find a spot nestled into the rolling foothills of the Berkshire Region. Convenience with a touch of serenity!

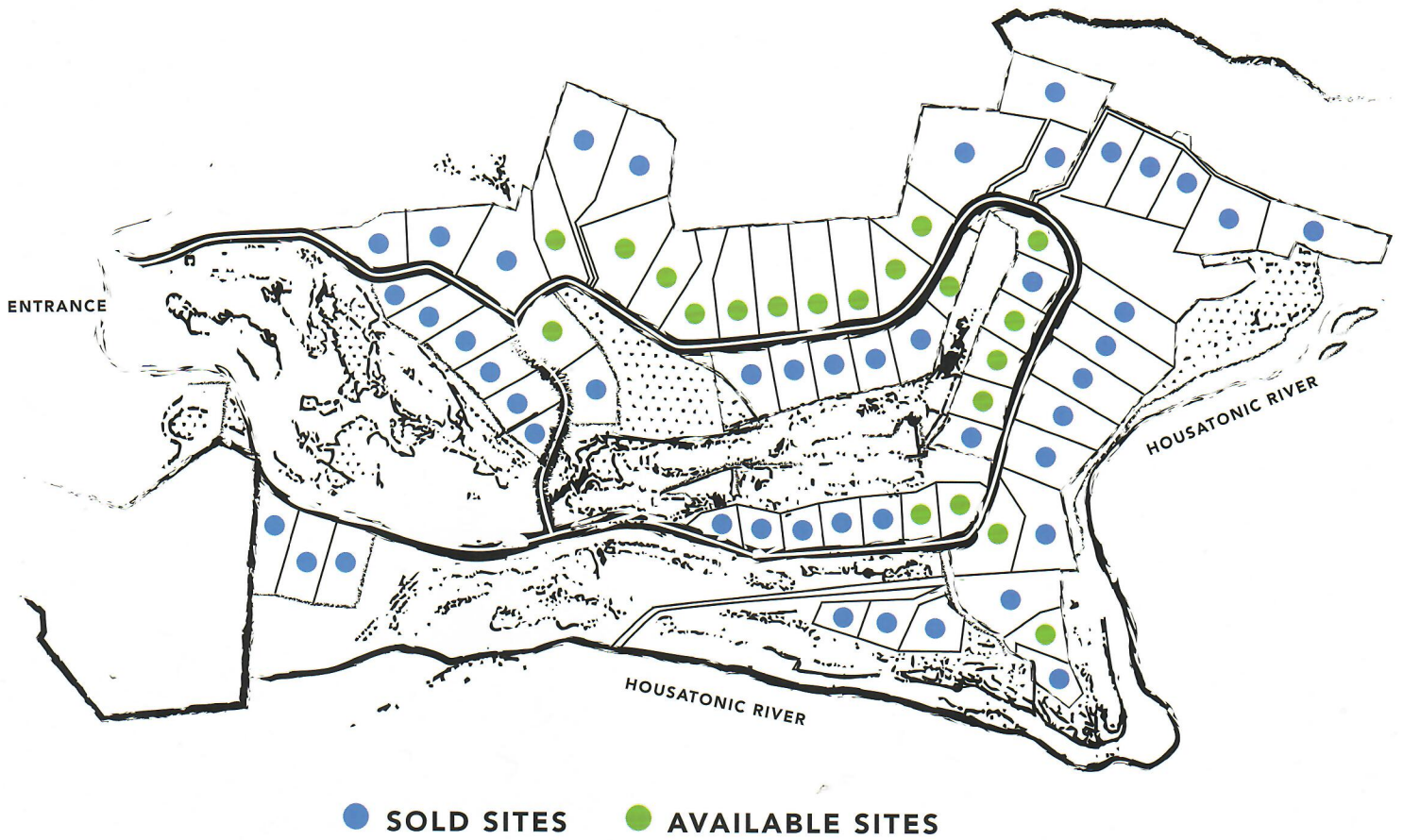


## The Man Behind the Plan



When the 365-acre land came up for sale, it irked Mal McCluskey, the now owner, who thought the power company was considering buying it; becoming completely unusable to the public. "I used to jog here," says McCluskey of the tree-lined paths. He decided to purchase the property, navigating through 5 years of red tape until he finally prevailed - creating the gorgeous stretch of landscape that is now the thriving Club at River Oaks.





## Your New Dream Home at River Oaks

Luxury homes and homesites are still available in several prime locations within the picturesque 350 acres community.

**Homesites from the \$200's-\$500K's depending on lot size and encompassing views.**

Homes average 4,000 square feet, each uniquely different in design and style that include both Colonial and Modern options. All homes are formatted to fit the landscape and utilize natural materials like cedar, logs & stone in the building materials. Most of the homes have views of the mountains and golf course, set perfectly back from the fairway to provide the utmost in panoramic exposure.

# Experience the Lifestyle

## FAMILY GOLF ANNUAL DUES: \$10,500 (non-equity)

\$300	Locker Room Fee
\$1,750	Private Carts
\$1,150	Food Minimum

## DAILY CHARGES

### Cart Fees:

\$30	18 Holes/Per Person
\$20	9 Holes/Per Person

### Guest Fees:

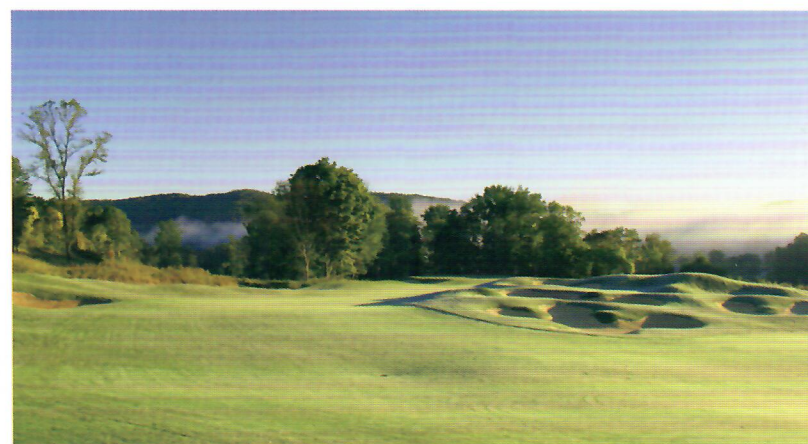
\$90	18 Holes/Per Guest
\$55	9 Holes/Per Guest

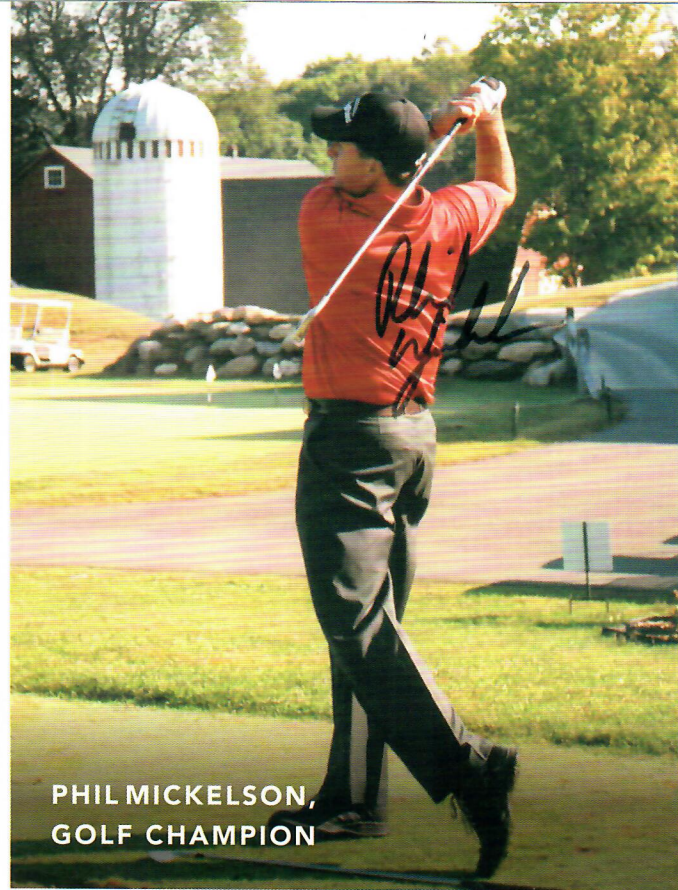
All new memberships are subject to an additional Initiation Fee. Contact the General Manager for details.

*\*Driving Range, Locker & Bag Storage prices reflect 1 item per category and are optional amenities. Private carts are available for residential members only. Any unused food minimum for the year is billed December 31st. Immediate family members include one's partner or spouse & any children under the age of 21. Annual Dues & Initiation fee are subject to 10% dues tax. 6.35% sales tax applies to locker & cart fees. All other items are non-taxable. River Oaks offers promotional rates for weekday guests.*

Our challenging course takes advantage of some of the most breathtaking vistas, beautiful foothills and environmentally protected wetlands to give golfers an exceptionally exciting course to play.

Our fully stocked Pro Shop has everything you'll need to take your game to the next level. From balls and clubs to apparel, our knowledgeable staff is always here to help equip you with all of your golfing needs.





PHIL MICKELSON,  
GOLF CHAMPION

## GOLF MEMBERSHIP PACKAGES

### Corporate:

\$25,000 Annual Dues  
\$25,000 Initiation Fee

### Full Equity Golf:

\$9,500 Family Dues  
\$8,400 Individual Dues  
\$25,000 Initiation Fee

### Non-Equity Golf:

\$10,500 Family Dues  
\$9,500 Individual Dues  
\$10,000 Initiation Fee

### Junior Golf:

\$5,000 Annual Dues  
\$5,000 Initiation Fee

### Social:

\$2,500 Annual Dues  
\$500 Initiation Fee

# Play Golf Like a Pro



Our Golf Professional, Glenn Fanara, has been teaching golfers of all ages and abilities for over 15 years. An award-winning instructor, Glenn helps members enjoy golf more by improving their games.

We offer a variety of coaching programs to enhance the abilities of any level of golfer.

- Individual Lessons
- On Course Instructions
- Group Clinics for Men and Women
- Junior Golf Camps
- Video Analysis
- Club Fitting

# The Vacation Never Ends...

River Oaks has become a full service club offering a vacation lifestyle for members of all ages from March through December.

Enjoy delicacies prepared by our outstanding chef, host events in our Grand Ballroom, lounge by the outdoor heated pool or work off that wonderful meal in the superbly outfitted exercise room, tennis courts or hiking trails.

*The Club at River Oaks caters to the luxury lifestyle!*



## **200-GUEST BALLROOM**

- Full Service Catering Facility
- Moveable Dance Floor
- Full Top-Shelf Bar
- Meeting Facilities
- Valet Parking

## **GRILLE ROOM**

- Up to 70-People Seating
- Brunch, Lunch & Dinner
- New Menu Each Month
- Charge Accounts

## **FITNESS CENTER**

- Fully Equipped Cardio/Weight Machines
- Specialized Classes Available
- Personal Training
- Massage Services

## **HEATED POOL**

- Poolside Food & Beverage Service
- Towel Service
- Swimming Lessons
- Full Service Locker Rooms
- Dining Area & Self-Cookout Grille

## **TENNIS**

- Two Courts Available
- Fully Fenced
- Private Area
- Shaded Courts
- Courtside Food & Beverage Service
- Instructors Available



# *The Best of Both Worlds*

An easy route north from Manhattan, River Oaks is an attractive getaway for those looking for a second home outside the Big Apple.

**90 MINUTE**  
Scenic Car Ride

**LESS THAN 2 HOUR**  
Train Ride on Metro North

# THE CLUB AT RIVER OAKS

2 EVANS HILL ROAD | SHERMAN, CT 06784



## *Welcome Home.*

Experience The Club at River Oaks for yourself - contact us today for a private tour of our available real estate, golf course, club house and amenities.

**860.354.3330**

**CLUBATRIVEROAKS.COM**

