

Sugar Mill Country Club & Estates

Sugar Mill Country Club & Estates is a deed restricted gated residential community comprised of over 800 single family homes, villas and condominiums; and, a fabulous country club with golf, tennis and social opportunities - all are here at Sugar Mill.

As you consider locating in Sugar Mill, you will appreciate the many benefits of a strong community located a short 10 minute drive to the Inter-Coastal Waterway (ICW) and the beautiful pristine beaches of the Atlantic located in the charming community of New Smyrna Beach, Florida, just 10 miles south of Daytona Beach.

The **Sugar Mill Association, Inc. (SMA)** is the governing body of our community, of which all property owners are members, and was formed to oversee adherence to our Declaration of Covenants, Conditions and Restrictions (DCC&Rs) to enhance the beauty and value of our community.

The basic structure of the SMA was established in 1974 and was incorporated in 1980 as a not-for-profit Florida corporation. The SMA has two primary documents that govern its operations and activities: SMA By-Laws and the Declaration of Covenants, Conditions & Restrictions (DCC&Rs). The By-Laws set forth the operating procedures of the Association, including procedural items such as Board of Director elections, whereas the DCC&Rs address the "do's and don'ts" of Sugar Mill Country Club & Estates property ownership. In addition to the City police services, the main entrance gate to Sugar Mill is guarded 24/7, and there is an additional residents-only, sticker-required entrance (West) gate. A nightly roving patrol provides an additional security measure for the community.

Sugar Mill Golf & Country Club... Property Owners are eligible, but not required, to join the renovated world-class Sugar Mill Golf & Country Club (**SMCC**) located within our gated community. SMCC offers a wide array of activities including: 27 holes of Championship golf; a multi-million dollar Club House that features three separate dining areas for formal, casual and sports bar dining; tennis courts; pool and fitness center.

SMCC is a member-owned private club. Ideally situated in New Smyrna Beach, one of Florida's finest clubs is located just one hour from Orlando and 15 minutes from the beautiful beaches of the Atlantic coast.

Club amenities are second to none. Sugar Mill is a full-service country club offering a challenging 27-hole championship golf course. Our members also enjoy a first-class tennis facility, a state-of-the art fitness center and an opportunity for casual or formal dining. We invite you to experience the ultimate in country club lifestyle.

More than a Country Club or Championship course, the links at Sugar Mill are a celebration of the game itself! Sugar Mill Country Club is member-owned and financially sound. While we are dedicated to the time honored traditions of the game, Sugar Mill Country Club Members enjoy a lifestyle that is connected, active and balanced to a tee! Visit the Sugar Mill Country Club [website](#). Membership in the Country Club is separate and independent of home ownership in Sugar Mill Estates.

The Sugar Mill community...Sugar Mill is a unique community. We are inside the city limits of New Smyrna Beach, ensuring that we have city fire and police services. However, we're tucked away in a corner of the city that is still mostly rural. Most importantly, Sugar Mill is an established community. What you see is what you get; there will be no developer surprises.

A large portion of our Community maintains a second home elsewhere, but approximately 30% or so are full time residents. The homes available within Sugar Mill will allow either option and will suit any taste.

Included within Sugar Mill are several sub-communities of varying home size and amenities. **Pine Valley** is a Condo complex of golf townhomes, each with its own golf cart garage and connected by golf cart paths to the rest of the complex. The **Brae Burn** Golf Villas are slightly larger detached homes, but have the same connection with each other and the remainder of Sugar Mill by extensive cart paths. The homes of the **St. Andrews** gated complex are still larger yet, but clustered in a beautifully landscaped oval tucked into the golf course. Each of these areas has its own community pool(s). The homes of **the Meadows** complex are the largest of the several sub-communities. Several of these approach 3500 square feet. Landscape maintenance service is another feature of each of these Residential Planned Unit (RPUD) areas. A newer sub-community is the **Woodlands at Sugar Mill**. This area currently includes 21 lots, some on the golf course.

The remainder of the community consists of custom built single-family homes; including an area of upscale homes, tucked into the golf course, known as **the Island**. There are no two alike. A large number of these homes enjoy a private swimming pool, but the Club's large, heated pool is always available to club members. Landscape maintenance contractors are plentiful and relatively inexpensive. All of the custom homes are but a short drive away from the extensive golf cart trail system; so many members do without a second car and allow the golf cart to serve within the community.

Golf

Savor every drive, ponder every approach, and contemplate each putt...Whatever your handicap index, Sugar Mill's dynamic Joe Lee designed Championship Course will test every facet of your game.

Events

From a casual business meeting, to an elegant wedding reception our private facilities are available for member and non-member events. As the hub of all social activities, the clubhouse boasts a panoramic golf course view and provides the perfect setting for events of all types and sizes.

Amenities

Club amenities are second to none. Sugar Mill is a full-service country club offering a challenging, yet playable 27-hole championship golf course. Our members enjoy a first-class tennis facility, a state-of-the-art fitness and swim center and an opportunity for casual or formal dining.

A perfect day at the Club might begin with a refreshing swim, a lively tennis match, or possibly a fitness class. From art classes, to bridge, Tai Chi Fit, to Zumba there is always something to do at the Club.

As a member of Sugar Mill Country Club you will enjoy a challenging, yet playable Joe Lee designed golf course, lively tennis activity on our impeccably maintained Har Tru courts, a State-of-the-Art Fitness/Pool Center and an exceptional and award-winning culinary team that will delight you with their culinary creations throughout the Club's dining venues.

Here at Sugar Mill Country Club member service is both an honor and a pleasure. We invite you to come join the family, and start "living the dream"

Sports Membership

For those with an interest in tennis and fitness, this is the membership for YOU! Thinking about taking up golf? You can play up to three (3) times per month with this membership (UNLIMITED during the non-peak season), and enjoy the benefits of all the other Club amenities on an UNLIMITED basis.

Golf Certificate Membership

The primary membership at Sugar Mill Country Club, define your Lifestyle with: UNLIMITED access to all Club amenities:

27-holes of Championship Joe Lee designed golf, practice range, two putting greens, tennis, fitness, activity and swim center, fine and casual dining and voting privileges.

Social Dining Membership

Sugar Mill Country Club offers three distinctive dining venues that include: The more formal Main Dining Room, The ever popular Sunset Lounge and the casual camaraderie of the Sunrise Grille. As a Social Dining member you will enjoy all of the Club social events and the swim center.

Social Dining and Wellness Membership

Uniquely designed to entice you with the combination of a healthy lifestyle (UNLIMITED use of the state-of-the-art fitness center and pool) along with fine or casual dining opportunities, this membership offers the "best of both worlds."

With three (3) teaching professionals on staff, Sugar Mill Country Club provides the perfect opportunity for seasoned players to fine-tune their game. Private golf instruction and helpful clinics are wonderful opportunities for the "new" golfer.

Here at Sugar Mill Country Club we are proud to be a certified Audubon Cooperative Sanctuary a designation earned for our commitment to the enhancement of nature.