

Be the First to Live in This One-of-a-Kind Modern Luxury Retreat in the Country's Most Exclusive Resort Community

Nestled in a gated enclave in the private resort of Sea Island, Georgia, this brand-new modern masterpiece combines an historic setting with a breathtaking contemporary design. Unique among all the luxurious homes on the island for its sophisticated style and spectacular setting, 492 Forest Rd. features 5 bedrooms and 11 bathrooms in 10,570 square feet of custom craftsmanship and solid concrete construction.

Enjoy stunning water views from practically every room, multiple balconies and terraces on three levels, an open layout with tons of natural light, easy indoor/outdoor living, a spa, and a huge infinity pool with sun ledge, as well as every amenity you could wish for including state-of-the-art Lutron smart home technology, sound system throughout, oversized walk-in closets with built-ins, upstairs and downstairs laundry rooms, a soundproof home theater, a walk-in wine cooler, a full bar, and a climate-controlled 4-car garage. You also have access to the nearby private beach.

For laidback living and exceptional entertaining, the spacious great room is flanked by a gourmet kitchen and dining room on one side and a large lounge with full bar on the other. Arched floor-to-ceiling windows with French doors allow effortless access to two covered lanais and the infinity pool while showcasing the incredible views. The spa is set in an intimate courtyard on the side of the home for added privacy.

The professional kitchen features all top-of-the-line appliances: custom La Cornue gas range with two ovens, double Sub-Zero commercial refrigerator, Wolf coffee station, Bosch dishwasher, BlueStar convection oven, and Wolf warming drawer. The impressive walk-in wine closet has a modern design and holds hundreds of bottles at the perfect temperature—with a glass door and lighting to display them like works of art. Gorgeous glass-and-steel bifold doors open directly onto a covered lanai with disappearing screens and a fireplace.

Each of the five bedrooms has an ensuite bath—most with soaking tubs in addition to walk-in showers—and all bedrooms on the second floor have private balconies. The master suite features floor-to-ceiling windows and French doors leading out to a generous covered balcony with fabulous water views. It faces east so you can watch the sun rise over the ocean. Two enormous walk-in closets have outstanding custom built-ins and lighting, and the spa-like master bath offers more water views from the stand-alone soaking tub and separate glass-enclosed walk-in shower.

Just outside the master suite you'll find the home theater and two-story fitness studio (with a private balcony and a sauna). The third floor holds an unbelievable office suite with a bedroom and full bath plus a huge office featuring tons of storage, a fireplace, a half bath, and more splendid water views from a covered balcony.

Throughout the home, an exquisite attention to detail and luxe finishes such as hand-laid European plaster walls, high-end hardware, dazzling light fixtures, and custom

cabinetry and moldings in every room add to the remarkable list of thoughtful touches you'll appreciate.

This extraordinary home is unlike any other on Sea Island. One-of-a-kind highlights include:

- A bespoke floating stone staircase made in Spain
- A two-level exercise suite featuring a retreat room with a sauna
- Four DaVinci gas fireplaces
- Portuguese granite floors on the first level
- White oak floors on the second and third levels
- Disappearing screens on one of two outdoor covered lanais
- Top-of-the-line Ludowici slate tile roof
- Built-in coffee stations throughout
- Smooth cast hand-plastered walls, polished to a soft sheen
- German-engineered steel doors
- A cutting-edge HVAC with whisper-quiet delivery
- Copper gutters that are zinc-coated to prevent staining
- A climate-controlled garage with 3 bays and a lift
- An enormous third-floor office suite with panoramic views

You'll appreciate all the energy-efficient features, such as the latest high-SEER HVAC system (which has zones for individual temperature control); poured concrete walls and floors; foam insulation; and impact-rated Marvin windows with low E coatings that reduce heat absorption from the sun.

Perfect either as a year-round or vacation retreat, this astonishingly peaceful oasis sits on a half-acre and features multiple outdoor spaces. Mature landscaping including live oaks in front and tall clumping bamboo on both sides ensures complete privacy while providing magnificent views over the golf course to the sparkling ocean beyond.

“What I love about this house is the transitional style that combines modern elements with Spanish Mediterranean touches, so it blends with the community but has a distinctive and up-to-date feel. It's contemporary and comfortable at the same time,” says architect John Shackelford, Jr. “It lives so easily, with plenty of space for gathering together as well as areas for private time. The rooms are well-proportioned and flow wonderfully, so even though the house is quite large, it's not overwhelming. All the finishes and details are top tier—everything is the best of the best—and the extras just go on and on. It's one of the most amazing homes I've ever seen, and I've been designing houses for more than 30 years.”

What elevates 492 Forest Road even further is its setting on Sea Island. This serene coastal community offers a gracious, relaxed way of life that is protected from overdevelopment; privately owned, Sea Island is part of a hundred-year trust. Even

better, the exclusive Ocean Forest enclave where the home is located is limited to 100 houses—and the lot next door is for sale if you want additional privacy.

According to a recent article in the *Wall Street Journal*, Sea Island is “so exclusive that properties trade without ever having hit the market.” Just 600 private “cottages” dot this island, part of the Golden Isles tucked off the coast of Georgia. Although it’s just under an hour’s flight from Atlanta, this pristine paradise feels a world away. (There’s also an on-island airstrip for the ultimate convenience.)

Only residents, club members, and resort guests are allowed on the island, enhancing the seclusion and privacy. Sea Island has a storied past and a peaceful present. The legendary Cloister resort has delivered impeccable service to dignitaries including world leaders since 1928, earning it the Forbes Five Star designation.

Part of the Sea Island Club, The Cloister offers guests and members beautifully designed public and private spaces, fabulous marsh views and river access through the Coastal Experience Center, a lavish spa and fitness center, a pool, tennis and pickleball courts, a library, and four superb restaurants. Additional amenities include the Beach Club (with 5 pools and a bowling alley), the Yacht Club, three golf courses, the Golf Performance Center, a sporting club and lodge, and a range of dining options.

Leisure activities abound here, including unspoiled beaches, fishing, boating, kayaking, paddleboarding, hiking, biking, horseback riding, tennis—and of course, world-class golf. Sea Island has been a top golfing destination since the first course opened in 1927, and there are multiple championship courses in the Golden Isles including the famous links-style Seaside Course. You’ll be able to enjoy outdoor activities all year, with average winter highs in the 60s and summer highs in the 90s.

To make this move-in-ready masterpiece your own, contact R. Don Lewis at Sea Island Properties, 1-800-732-4752, ext. 3238 or donlewis@seaisland.com.

For a more detailed description of the home and the Sea Island lifestyle along with photographs and videos, visit <https://492forestradoceanforest.com/>.