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THE BUYER'S SHORTLIST · EPISODE 3

# Best Golf Communities in Lakewood Ranch

**RANKED BY A LOCAL AGENT — 2026 GUIDE**

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The Concession · The Founders Club · LWR Golf & Country Club  
Lakewood National · Esplanade Azario · Calusa Country Club

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*Bundled, private, and equity clubs — know the difference before you buy.*

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## 01 | MEMBERSHIP TYPES — KNOW THIS BEFORE YOU LOOK AT HOMES

TYPE	HOW IT WORKS	EXAMPLE
<b>Bundled Golf</b>	Deeded to home — buy the house, get the golf. No initiation fee.	Lakewood National, Calusa CC
<b>Private Equity Club</b>	Separate membership purchase. Initiation fee + annual dues. Residency not required.	LWR Golf & CC, The Concession, Founders Club
<b>Partial Bundled</b>	Golf deeded to select homes only — not all homes in community qualify.	Esplanade Azario*

\* Esplanade Azario: verify the exact membership type deeded to each specific property before making an offer.

## 02 | THE COMMUNITIES — AT A GLANCE

COMMUNITY	TYPE	HOLES	COST	BEST FOR
<b>The Concession</b>	Private equity	18 (Top 100 US)	<b>\$1M–\$5M+ homes</b>	Serious golfers, estate buyers
<b>The Founders Club</b>	Private equity	18 (Arthur Hills)	<b>\$1M+ homes</b>	Ultra-private, intimate estate living
<b>LWR Golf &amp; CC</b>	Private equity	72 (4 courses)	<b>~\$95K initiation</b> <b>~\$14,400/yr</b>	Variety, flexibility, non-residents
<b>Lakewood National</b>	Bundled — all homes	36 (Arnold Palmer)	<b>~\$3,960/yr dues</b>	Best bundled value, resort amenities
<b>Esplanade Azario</b>	Partial bundled*	18	<b>~\$6,839/yr golf</b> <b>~\$3,852/yr social</b>	Resort lifestyle — verify deeding
<b>Calusa CC</b>	Bundled — all homes	18 + 12 (Gordon Lewis)	<b>Mid \$300s+</b>	Best entry price, newest community

\* Esplanade Azario: not all homes are golf-deeded. Some carry social membership only (~\$3,852/yr). Always verify the specific home before buying.

## 03 | COMMUNITY DETAILS

COMMUNITY	KEY DETAILS
<b>The Concession</b>	Jack Nicklaus & Tony Jacklin design. Golf Digest Top 100 US, FL top 10. Hosted 2021 World Golf Championships. ~255 estate homes, ½ to 1+ acre lots. No CDDs. Custom builders including John Cannon Homes.

<b>The Founders Club</b>	Arthur Hills design. ~262 homesites. Intentionally intimate — small by design. Estate homes, large lots, serious privacy. Not a community for buyers who want a packed amenity list or active social calendar.
<b>LWR Golf &amp; CC</b>	72 holes across 4 courses: Cypress Links, King's Dunes, Royal Lakes, The Legacy. Owned by Heritage Golf Group — national reciprocity. 20,000 sqft fitness center, 20 tennis, 20 pickleball courts, 3 restaurants. Open to non-residents.
<b>Lakewood National</b>	36 holes by Arnold Palmer Design Co.: The Commander & The Piper. All homes bundled — \$0 initiation. ~\$3,960/yr dues. Hosted Korn Ferry Tour Suncoast Classic. Resort pool, spa, 8 Har-Tru courts, fitness center, dining.
<b>Esplanade Azario</b>	18-hole course. Resort amenities: spa, culinary center, pools, pickleball, tennis. Golf-deeded homes: ~\$6,839/yr. Social-only homes: ~\$3,852/yr. MUST verify which membership is tied to each specific property.
<b>Calusa CC</b>	Newest bundled community in LWR. Built by Lennar, managed by Troon. Gordon Lewis design: 18-hole championship + 12-hole short course. ~1,900 homes. Condos from mid-\$300s to SFH over \$1M. Semi-private, transitioning to members-only.

## 04 | WHICH COMMUNITY IS RIGHT FOR YOU?

IF YOU WANT...	LOOK AT...
The best golf course in the region	<b>The Concession — Top 100 US, Nicklaus/Jacklin design</b>
Ultra-private estate living, small community	<b>The Founders Club — ~262 homes, Arthur Hills course</b>
Maximum variety, 72 holes, non-resident membership	<b>Lakewood Ranch Golf &amp; Country Club</b>
Best bundled golf, no initiation fee, resort life	<b>Lakewood National — 36 Arnold Palmer holes, ~\$3,960/yr</b>
Resort lifestyle + golf (verify deeding per home)	<b>Esplanade Azario — confirm golf vs. social membership</b>
Most accessible bundled entry price point	<b>Calusa Country Club — mid \$300s+, 18+12 holes, all bundled</b>

### Ready to find your golf community? Let's tour.

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