

Announcing Residences at Salamander

*Plans unveiled for 49 luxury homes at Salamander Resort & Spa,
Washington, D.C.'s only Forbes Five-Star Resort*



(Middleburg, VA – November 2020) – Luxury living in Virginia has a new address – one with a dazzling Five-Star background and 243 years of storied history.

Salamander Hotels & Resorts and South Street Partners have partnered to unveil Residences at Salamander, which offers 49 luxury, built-for-sale homes within the pristine landscape of Salamander Resort & Spa – Washington, D.C.'s only Forbes Five-Star Resort.

Owned by renowned business leader **Sheila Johnson**, the acclaimed Salamander Resort & Spa is located on 340 picturesque acres in the historic village of Middleburg, which was founded in 1787. A magnificent country manor-inspired property, the resort is just a short stroll from the village and surrounded by traditional horse farms and 50 wineries within an hour's drive. Salamander's expansive grounds also feature miles of hiking and biking trails, indoor and outdoor pools, a zip-line course, tennis courts, a putting green, and plenty of opportunities to gather and recreate. The resort has garnered worldwide acclaim for its superior service, horse country-inspired design, luxurious accommodations, lavish Salamander Spa, exceptional dining, and one of the nation's finest equestrian centers.

Nestled in the heart of horse and wine country, Residences at Salamander's 49 built-for-sale estate homes are offered in two distinct neighborhoods: **The Stables** and **The Vineyards**. Surrounded by rolling pastures, protected old growth forestry and framed by the backdrop of the Blue Ridge Mountains, the available built-for-sale offerings are anchored by homesites ranging from 0.4 to 1.3 acres and are positioned to capitalize on the gorgeous surrounding panoramas.

Ranging from 3,500 to 5,500 square feet of living space, each residence is elegantly appointed with French Oak flooring, Quartzite and Black Slate countertops, designer tiling, high ceilings, expansive windows, and a master chef's appliance suite. A thoughtful pairing of indoor/outdoor living spaces encourages daily connection to the natural world across all four seasons. And, for those that choose to do so, Owners may add their home to Salamander Resort's luxury rental program. Prices begin at \$2.1 million.

“When I first imagined Salamander Resort & Spa, I drew upon the authentic architecture of my own nearby horse farm for inspiration,” said Johnson. “My intent was to create a residential community that fully connected with the vibrant life of the resort, and I’m thrilled to find a real estate development partner like South Street which shares my passion for excellence. Salamander is my vision brought to life and I’m excited to now share it with others.”

A pioneer for gender and racial equality, Johnson is the only African-American woman to own a Five-Star resort and have ownership in three professional sports team (Washington’s Capitals, Wizards and Mystics). Since opening its doors in August 2013, the LEED-certified Salamander Resort has become a community gathering point and executive retreat for the Greater Washington, D.C. region.

South Street Partners is a private equity real estate investment firm headquartered in Charlotte, NC and Charleston, SC whose subsidiaries include Kiawah Partners, Kiawah Island Club & Real Estate and The Cliffs communities. South Street acts as a principal investment platform and operator, specializing in the development and management of luxury resorts and residential private club communities. The company has over \$1 billion of assets under management including hospitality, residential and commercial real estate investments.

“For generations, families have been drawn to Middleburg’s mystique and its renowned equestrian and wine country lifestyle,” said Chris Randolph, Partner at South Street. “We are excited to partner with Sheila on this long-awaited offering in this area. We feel confident our background in resort real estate development paired with Sheila’s gracious hospitality and Salamander’s amenities offers an opportunity that will never again be replicated in the Greater Washington D.C. area.”

A storied village, Middleburg has retained much of its original stone architecture and all of its charm. National landmarks dot the streets of the quaint hamlet, a historic draw for luminaries including Jacqueline Kennedy, Elizabeth Taylor and the Firestone family. Recognized for decades for its world-class equestrian culture, fox hunts and galas, the region has also garnered acclaim for its burgeoning vineyards, distinguished antique shops, Gold Cup steeplechases and events like the Middleburg Film Festival. Geographically, the village is only a 30-minute drive to Washington Dulles International Airport, and just 60 minutes from Washington, D.C.

Owners at Residences at Salamander will enjoy benefits and services at Salamander Resort & Spa including 24-hour concierge service, room service, overnight accommodation preferred rates, and member discounts on Salamander’s dining, spa and other resort activities, as well as exclusive perks and privileges at acclaimed local venues including golf at The Club at Creighton Farms and RdV Vineyards.

Salamander Hotels & Resorts and South Street Partners have built a talented team including multiple-award-winning firms Thomas Pheasant Architects, Mark P. Finlay Architects, Thomas & Denzinger Architects, and J. Banks Design Group to ensure a magnificent community-wide aesthetic. Castlerock Enterprises, led by Gretchen Yahn, has been awarded four of the five most prestigious custom, residential building awards in the industry, and Mark Permar, Inc., has served as the master land planner for Kiawah Island for the last 35 years.

For more information, please visit www.ResidencesAtSalamander.com. To discuss the non-binding reservation process or to obtain updates on the scheduled release of homesites, call 888.965.5640.

About Salamander Hotels & Resorts

Salamander Hotels & Resorts delivers comfortable luxury through signature, immersive experiences that personally enrich the lives of its guests. The company is privately owned and operated, and based in Middleburg, VA, just outside Washington, D.C. Founded by entrepreneur Sheila Johnson in 2005, it has a luxury portfolio featuring the Forbes Five-Star rated Salamander Resort & Spa in Middleburg, a 340-acre equestrian-inspired property near Washington, D.C.; Half Moon, the iconic luxury resort in Montego Bay, Jamaica; The Henderson, a 170-room grand beach resort in Destin, FL; Hotel Bennett, a spectacular 179-room hotel in Charleston, SC, overlooking the city's historic Marion Square; and Innisbrook Resort in Tampa Bay, which hosts the PGA TOUR's Valspar Championship each year on its Copperhead Course. All Salamander properties are members of Preferred Hotels & Resorts. For additional information visit www.SalamanderHotels.com.

About South Street Partners

South Street Partners is a private equity real estate investment firm headquartered in Charlotte, NC and Charleston, SC specializing in the development and management of luxury residential private club communities. Founded in 2009, South Street has deployed over \$300 million of equity across residential and commercial properties and has over \$1 billion of assets under management. South Street acts as a principal investment platform as well as an operating partner and co-investor for institutional partners interested in special situations, opportunistic and value add real estate investments in the Southeastern United States as well as select continental US and international markets.
www.SouthStreetPartners.com.

Contact:

- *Matt Owen, VP Communications, Salamander Hotels & Resorts*
mowen@salamanderhotels.com; 843-991-0213
- *Amy Anderson, VP of Marketing, South Street Partners*
aanderson@southstreetpartners.com; 970.319.6592

Click [here](#) for images of Residences at Salamander, including aerials, renderings and photography of Salamander Resort & Spa.