

A.M. STERLING HOLDINGS
FLAGSHIP ESTATE | EXCLUSIVE OFFERING



12306 Tradition Drive

Lake Jovita Golf & Country Club | Dade City, FL 33525

\$10,000,000

7+ Bedrooms | 12 Bathrooms | 19,000 SF | 5.93 Acres

All-Marble Mega-Estate | Direct Lakefront on 166-Acre Spring-Fed Lake | Private Dock

Prepared Exclusively for Qualified Buyers
March 2026

Executive Summary

A.M. Sterling Holdings is pleased to present the **flagship estate** of its Lake Jovita portfolio: a breathtaking **19,000 square foot all-marble mega-estate** situated directly on Clear Lake (Lake Jovita), a pristine 166-acre spring-fed lake. This is the largest, most opulent private residence in the Lake Jovita Golf & Country Club community and one of the most significant estates in all of Pasco County.

Built in 2008 on **5.93 waterfront acres**, this two-story masterpiece features **all marble interior floors and walls**, a private elevator, a 2,000 SF master suite with separate bedrooms and baths, seven additional bedrooms (all with full baths), a 1,400 SF chef's kitchen with butler's pantries, a 12-seat media room, a full library, and 24-foot ceilings in the grand living room crowned by a **\$55,000 chandelier**.

The outdoor estate rivals the interior: a **\$96,000 in-ground pool** with 900 SF bath house, a 2,100 SF enclosed pool pavilion, over 8,000 SF of brick patio, a 6-car garage, and a massive stationary dock extending into the lake. The property enjoys commanding views across the entire 166-acre lake, with direct access for fishing, boating, and water skiing.

Investment Highlights

\$10,000,000 — flagship mega-estate on 5.93 waterfront acres
19,000 SF of living space — all marble floors and walls throughout
7+ bedrooms, 10 full baths, 2 half baths — 2-story with private elevator
2,000 SF master suite with separate his/hers bedrooms and baths
\$96,000 pool, 900 SF bath house, 2,100 SF enclosed pool pavilion
6-car garage, massive dock, 8,148 SF brick patio
24-foot ceilings in grand living room, 12-foot ceilings throughout
\$55,000 chandelier, full library, 12-seat media room, butler's pantries
Direct waterfront on 166-acre spring-fed lake with private dock
Championship golf community — PGA Tour School & US Open qualifier host

Property Overview



Aerial view of estate on Lake Jovita with private dock

Address	12306 Tradition Drive, Dade City, FL 33525
Community	Lake Jovita Golf & Country Club
Price	\$10,000,000
Price / SF	\$526
Total Living Area	19,000 Square Feet
Stories	2
Bedrooms	7+ (6 upstairs + en suite on 1st floor + 2,000 SF master)
Bathrooms	10 Full + 2 Half
Lot Size	5.93 Acres (Direct Waterfront)
Lake	Clear Lake (Lake Jovita) — 166 Acres, Spring-Fed
Year Built	2008
Construction	Concrete Block Stucco
Garage	6-Car (2,008 SF)
Parcel ID	01-25-20-0030-00000-2610

County Just Value	\$2,933,610 (does not reflect true market value)
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Interior Features & Finishes

All-Marble Construction

This estate is finished to an extraordinary standard rarely seen outside of South Florida's most exclusive enclaves. Every interior floor and wall surface throughout the home is clad in premium marble — a level of finish that alone represents millions in material and installation costs.

Grand Living Spaces

- Grand living room with soaring 24-foot ceilings — architectural centerpiece of the home
- \$55,000 main chandelier illuminating the two-story living space
- All secondary rooms feature 12-foot ceilings throughout both floors
- Full library with custom built-ins — a true reading room
- 12-seat dedicated media room with theater-quality amenities
- Formal dining area with butler's pantries for entertaining
- Private elevator serving both floors

Master Suite (2,000 SF)

- 2,000 square foot master suite — an estate within the estate
- Separate his and hers bedrooms within the suite
- Separate his and hers full bathrooms — all marble throughout
- Private dressing areas and walk-in closets
- Lake views from the master suite

Additional Bedrooms & Baths

- 6 additional bedrooms on the second floor — all with full baths
- 1 en suite bedroom on the first floor with full bath
- 10 full bathrooms total — all with marble finishes
- 2 additional half baths for guests

Kitchen & Service Areas

- 1,400 square foot chef's kitchen — built for serious entertaining
- Butler's pantries connecting kitchen to formal dining
- Premium appliances and custom cabinetry
- Designed to service formal events and large gatherings

Outdoor Estate & Waterfront



Lakefront view showing dock, pool area, and estate grounds

Pool & Entertainment Complex

- \$96,000 in-ground swimming pool (2,400 SF, 6-foot depth)
- 900 SF bath house adjacent to pool area
- 2,100 SF enclosed pool pavilion — year-round outdoor entertaining
- 8,148 SF of brick patio surrounding the pool and estate
- 1,830 SF screened enclosure for bug-free outdoor living
- 864 SF canopy providing shaded outdoor areas

Waterfront & Lake Access

- Direct waterfront on Clear Lake (Lake Jovita) — 166-acre spring-fed lake
- Massive stationary dock extending into the lake
- Crystal-clear spring-fed waters ideal for fishing, boating, and water skiing
- Panoramic lake views from the estate and dock
- Views of St. Leo University and Benedictine Abbey across the lake
- 5.93 acres of private waterfront property

Garage & Vehicle Storage

- 6-car garage (2,008 SF) — accommodates a serious vehicle collection
- Climate-controlled and fully finished
- Additional driveway parking for guests and events

Community Access

- Two championship golf courses (PGA Tour School & US Open qualifying host)
- Home to two PGA Tour professionals
- Full-service clubhouse with fine and casual dining
- Resort-style swimming pool and fitness center
- Tennis and pickleball courts
- 24-hour gated security with full gate access
- 45 minutes to Disney World and 45 minutes to Clearwater/St. Pete beaches

Comparable Market Analysis

Comparable sales for a 19,000 SF all-marble mega-estate on a 166-acre spring-fed lake within a gated championship golf community are exceedingly rare. The following analysis examines comparable transactions across Florida's luxury estate market to support the \$10,000,000 valuation.

Florida Luxury Estate Comparables

Property	Sale Date	Price	SF	\$/SF
9538 Blanche Cove, Isleworth (26,000 SF)	02/2023	\$35,000,000	26,000	\$1,346
845 Longboat Club Rd (19,000 SF)	07/2025	\$30,300,000	19,000	\$1,595
Golden Oak / Disney (9,027 SF)	2024	\$15,760,000	9,027	\$1,746
Isleworth Estate (12,000 SF)	08/2024	\$13,000,000	12,000	\$1,083
12610 Tradition Dr, Lake Jovita (10,053 SF)	02/2024	\$2,995,000	10,053	\$298
12333 Tradition Dr, Lake Jovita (8,146 SF)	Current	\$2,750,000	8,146	\$338

At **\$526 per square foot**, 12306 Tradition Drive represents a **significant discount** compared to comparable-size estates in Isleworth (\$1,083-\$1,346/SF), Longboat Key (\$1,595/SF), and Golden Oak (\$1,746/SF). The property offers similar or superior features — all-marble construction, private elevator, 6-car garage, massive dock — at a fraction of the cost in premium Florida locations.

Lake Jovita Context

Within Lake Jovita itself, this estate is without parallel. At 19,000 SF, it is nearly double the size of the next largest property (12610 Tradition Dr at 10,053 SF, sold for \$2,995,000). The all-marble construction, \$55,000 chandelier, elevator, 12-seat media room, and 2,000 SF master suite place this property in an entirely different category from any other home in the community.

Replacement Cost Analysis

This replacement cost analysis demonstrates that \$10,000,000 represents a fraction of the cost to replicate this estate — if it were even possible to find a comparable 6-acre waterfront parcel on a 166-acre spring-fed lake inside a gated championship golf community.

Component	Conservative	Mid-Range	Premium
Waterfront Land (5.93 Ac)	\$1,500,000	\$2,500,000	\$4,000,000
New Construction (19,000 SF marble)	\$7,600,000	\$9,500,000	\$13,300,000
Elevator Installation	\$100,000	\$150,000	\$250,000
Pool Complex (\$96K pool + pavilion)	\$250,000	\$400,000	\$600,000
Bath House & Outdoor Structures	\$150,000	\$250,000	\$400,000
Dock & Waterfront Improvements	\$75,000	\$125,000	\$200,000
6-Car Garage (2,008 SF)	\$200,000	\$300,000	\$450,000
Marble Material & Installation	\$1,500,000	\$2,500,000	\$4,000,000
\$55K Chandelier + Fixtures	\$150,000	\$250,000	\$400,000
Landscaping, Patios (8,148 SF brick)	\$200,000	\$350,000	\$500,000
Permits, Design & Architecture	\$300,000	\$500,000	\$750,000
Total Replacement Cost	\$12,025,000	\$16,825,000	\$24,850,000

Buyer Savings vs. Replacement Cost

At **\$10,000,000**, the buyer saves between **\$2,025,000** and **\$14,850,000** compared to acquiring equivalent waterfront land and building a 19,000 SF all-marble estate from scratch. The marble alone — floors and walls throughout 19,000 SF — represents an estimated **\$1.5 to \$4 million** in material and installation costs. This estate is **irreplaceable at this price point**.

Ideal Buyer Profile



Estate aerial showing full property with lake frontage and dock

Ultra-Luxury Lifestyle Buyer

Discerning buyers seeking an all-marble mega-estate with resort-level amenities at a fraction of comparable properties in Isleworth, Fisher Island, or Longboat Key. At \$526/SF vs. \$1,000-\$1,700/SF in premium Florida enclaves, this estate offers extraordinary value for uncompromising luxury.

Corporate Retreat / Executive Estate

Ideal for a corporate retreat, executive compound, or private entertainment venue. The 19,000 SF layout with 12-seat media room, formal dining, library, butler's pantries, and 7+ bedrooms is purpose-built for executive hosting and corporate entertaining at the highest level.

Lakefront Legacy Estate

Families seeking a generational estate with direct lakefront living on a pristine 166-acre spring-fed lake. The 5.93-acre grounds, massive dock, pool complex, and 6-car garage create a self-contained family compound within a premier gated golf community.

Investor / Conversion Opportunity

At \$10,000,000 for 19,000 SF of marble construction with elevator, commercial-grade kitchen, and resort-level outdoor amenities, this property offers conversion potential as a boutique hotel, wellness retreat, or private event venue — subject to appropriate approvals.

Golf & Country Club Connoisseur

Players and fans of championship golf who want to live on a course that has hosted PGA Tour School and US Open qualifying — in the largest, most luxurious home in the community — with direct lake access and unmatched outdoor living spaces.

Pricing Summary

\$10,000,000

\$526 per SF | 19,000 SF | 5.93 Waterfront Acres | All-Marble Mega-Estate

Asking Price	\$10,000,000
Price per Square Foot	\$526
Price per Acre	\$1,686,340
Total Living Area	19,000 SF (7+ Bed / 10 Full Bath / 2 Half Bath)
Lot Size	5.93 Acres (Direct Waterfront on 166-Acre Lake)
Construction	All-Marble Floors & Walls / Concrete Block Stucco
Key Features	Elevator, \$55K chandelier, 24-ft ceilings, 6-car garage
Master Suite	2,000 SF — separate bedrooms and baths
Kitchen	1,400 SF with butler's pantries
Entertainment	12-seat media room, full library, formal dining
Pool Complex	\$96,000 pool, 900 SF bath house, 2,100 SF pavilion
Outdoor	8,148 SF brick patio, massive dock, 1,830 SF screen encl
Year Built	2008
County Just Value	\$2,933,610 (does not reflect true market value)
Conservative Replacement	\$12,025,000+ (17% savings at asking price)
Mid-Range Replacement	\$16,825,000+ (41% savings at asking price)

Photo Gallery (1 of 1)



A.M. STERLING HOLDINGS

For inquiries regarding this flagship estate offering,
please contact A.M. Sterling Holdings directly.

Website	amsterlingholdings.com
Email	contact@amsterlingholdings.com
Property	12306 Tradition Drive, Dade City, FL 33525
Community	Lake Jovita Golf & Country Club
Portfolio	19 Properties 592+ Acres \$56.3M Total Portfolio

This document is confidential and intended solely for qualified buyers and their authorized representatives. All information contained herein is believed to be accurate but is not guaranteed. Prospective buyers should conduct their own due diligence.