

SYCAMORE OAKS

THE LUXURY EXPERIENCE GUIDE

A SETTING FOR

UNFORGETTABLE CELEBRATIONS

Thoughtful spaces. Beautifully considered details. A celebration that feels entirely your own. Explore our halls, our signature experiences, and the possibilities for your next gathering.



A GRAND ENTRANCE

An entrance that sets the tone for everything to follow.

01 / DISCOVER OUR SPACES

A space for every occasion.

From intimate celebrations to grand receptions, explore the seating possibilities across our event spaces.

ANN HALL

Ceremony seating: approximately 180·200 guests

Seated reception: up to 100 guests

TARA HALL

Seated reception: up to 250 guests

Chairs-only arrangement: up to 300 guests

BOTH INDOOR HALLS

Ann Hall and Tara Hall reserved together

Ideal for separate ceremony and reception spaces

OUTDOOR CEREMONY AREA

Capacity based on an approved event layout

Outdoor access and furniture setup priced separately

CAPACITY & LAYOUT APPROVAL

All capacities are maximum planning figures and depend on the approved floor plan, furniture, staging, decor, accessibility and safety requirements. Outdoor arrangements and indoor weather backup plans must be confirmed before booking.



AN INTIMATE SETTING

An intimate ceremony, designed with intention.

01 / VENUE RENTAL ONLY

Venue rental only

Choose an individual hall, both indoor halls, or the whole venue with outdoor access. All rates below cover 8 hours, including vendor setup, event time and breakdown.

INDOOR RENTAL ONLY

Day	Ann Hall	Tara Hall	Both Indoor Halls Ann + Tara only
Monday-Thursday	$1,400	$2,000	$3,500
Friday	$1,700	$2,400	$4,200
Saturday	$2,000	$2,800	$5,000
Sunday	$1,600	$2,200	$3,800

RENTAL WITH OUTDOOR ACCESS ONLY

Day	Ann Hall + outdoor	Tara Hall + outdoor	Whole venue Ann + Tara + outdoor
Monday-Thursday	$1,900	$2,500	$4,000
Friday	$2,200	$2,900	$4,700
Saturday	$2,500	$3,300	$5,500
Sunday	$2,100	$2,700	$4,300

What the space price includes

The selected hall(s), available venue tables/chairs, one approved standard indoor inventory placement, existing lighting/draping, Wi-Fi and sound support. Outdoor usage is included in the combined prices above. Kitchen access, if contracted, is for staging/warming only.

Outdoor access is included in the combined rates above. Outdoor table and chair setup options appear on the next page. Cleaning, security, refundable deposits and suites are separate.



THE EVENING UNFOLDS

Where anticipation becomes celebration.

02 / OUTDOOR RENTAL WITH SETUP

Outdoor setup, included.

Starting rental totals for your indoor space plus outdoor access, standard venue table/chair setup and breakdown. All rentals cover 8 hours.

100 GUESTS / OUTDOOR ACCESS + SETUP FROM $1,000

Day	Ann + outdoor setup	Tara + outdoor setup	Whole venue + setup
Monday-Thursday	$2,400	$3,000	$4,500
Friday	$2,700	$3,400	$5,200
Saturday	$3,000	$3,800	$6,000
Sunday	$2,600	$3,200	$4,800

200 GUESTS / OUTDOOR ACCESS + SETUP FROM $1,500

Day	Ann + outdoor setup	Tara + outdoor setup	Whole venue + setup
Monday-Thursday	$2,900	$3,500	$5,000
Friday	$3,200	$3,900	$5,700
Saturday	$3,500	$4,300	$6,500
Sunday	$3,100	$3,700	$5,300

One clear outdoor price

Access only: $500. Access with setup: from $1,000 for 100 guests or $1,500 for 200 guests. Setup totals above already include outdoor access. Decor and specialty rentals are separate.

Guest counts refer to outdoor setup and require layout approval. Ann Hall indoor reception seating remains limited to an approved 100 guests; renting Ann Hall does not provide indoor backup seating for 200. Cleaning, security, suites, taxes and refundable deposits remain separate.



THE MOMENT THAT MATTERS

The moments you will remember long after the day.

03 / RENTAL INCLUSIONS & ADDITIONS

Your rental, clearly defined.

Outdoor space is available with Ann Hall, Tara Hall or the whole venue. Outdoor usage is reserved with an indoor hall rental.

Required / separate items	Price
Post-event cleaning	Ann $250 / Tara $475 / both indoor halls or whole venue $750. The final cleaning scope for outdoor usage is specified in the proposal.
Venue-provided security	$50 per officer per hour; typically 2 officers. Coverage includes 30 minutes before and after event hours.
Refundable incidentals deposit	Ann $350 / Tara $500 / both indoor halls or whole venue $800. Separate from the rental price.
Optional suites	$250 each for up to 8 hours, when available.

Outdoor options

Access only: $500.
Access with setup: starting at $1,000 for 100 guests or $1,500 for 200 guests.
Setup includes venue tables/chairs for one approved layout and breakdown. Decor and specialty rentals are additional.

Weather and your indoor space

With an individual hall + outdoor rental, the selected hall is your contracted indoor space. An indoor backup layout must be agreed in advance. With whole-venue rental, both halls and outdoor access are reserved. A same-day room flip, duplicate decor installation or additional staff is quoted separately.

Time and guest count

All setup, event activities and breakdown must fit within the 8-hour access period. Guest count, outdoor capacity, circulation and furniture inventory require layout approval. Only the spaces named in the proposal may be used. No outdoor alcohol service under current venue rules.

Decor, linens, food, bar, full planning/coordination and suites are separate unless expressly included. Venue-only rental rates are not added to Wedding or Celebration Experience package prices.



A TABLE BEAUTIFULLY SET

Every place setting tells part of your story.

04 / FLEXIBLE BOOKING OPTIONS

Your Celebration, Your Way

Choose the flexibility of bringing your own event professionals or the convenience of a curated Sycamore Oaks experience.

VENUE RENTAL EXPERIENCE

Bring your own approved caterer, decorator, planner or other event professionals. Your rental includes the contracted space, available venue tables and chairs, and one approved standard indoor inventory placement as listed in this guide. Catering, decorative styling, linens and other services are separate unless added.

CURATED WEDDING & CELEBRATION EXPERIENCES

These experiences include the specific design, staffing, food and services stated in the selected package. Prefer to use your own caterer or decorator? Request a customized proposal before booking. Service substitutions and exclusions do not automatically reduce the published package price.

OUTSIDE VENDOR REQUIREMENTS

All outside vendors require venue approval and must follow contracted access times, setup and breakdown rules, venue policies, and applicable insurance and licensing requirements. The client remains responsible for coordinating vendor arrival, removal of personal property and any vendor-related charges.

Frequently Asked Question

Can I bring my own caterer or decorator?

Yes. Approved outside vendors are welcome with venue-only rentals. For a Wedding or Celebration Experience, request a custom proposal to identify which services Sycamore Oaks will provide. All changes must be approved in writing.



DRAMATIC BY DESIGN

A room transformed into something extraordinary.

04 / WEDDING PRICING

The Wedding Experience

Venue, decor, a catered meal, wedding coordination and cleanup in one thoughtfully planned experience. Hosted bar service is optional.

Your spaces	100 guests	200 guests
Tara Hall + both suites	$17,700	$24,850
Tara Hall + suites + outdoor setup	$18,700	$26,350
Whole Venue + both suites Both halls + outdoor access only	$19,200	$26,350
Whole Venue + suites + outdoor setup	$19,700	$27,350

Tara Hall + suites

For a reception or an approved ceremony/reception plan in one room. Outdoor access alone adds $500. The Tara + outdoor setup row includes outdoor access and setup. Ann Hall and any room flip are separate.

Whole Venue + suites

Ann Hall for the ceremony and Tara Hall for the reception, subject to layout approval, plus outdoor access only. Outdoor furniture setup is additional unless selected in the setup arrangement.

Whole Venue + suites + outdoor setup

Outdoor ceremony with standard chair placement and recovery, Tara Hall reception, and Ann Hall for its contracted use or an approved indoor weather backup.

Attendance & access

Base pricing includes up to 100 guests. Additional guests: $75 each, up to an approved 200-person layout. Includes the same meal, standard seating, place settings, table decor and associated labor. Up to 12 hours of property access, including setup and breakdown.

Cake servings match your contracted guest count. Contact us for smaller weddings or counts above 200. Ann Hall ceremony seating at 200 requires layout approval.



A SWEET TRADITION

A sweet celebration of your new beginning.

05 / WEDDING INCLUSIONS

What your wedding includes

The same core services apply to each wedding arrangement. Only the spaces and approved guest count change.

Furniture & reception tables

Venue tables/chairs and one approved floor plan. Inventory floor-length linens, napkins, chargers, centerpieces and enclosed candles for contracted guest tables.

Ceremony & focal design

One inventory arch or pergola treatment, drape and inventory floral accents in one contracted ceremony location. Sweetheart-table styling; cake, gift and welcome-table styling; one standard welcome sign.

Catered buffet

One standard entree, two sides, bread, tea, lemonade and water. Buffet equipment, service staff for up to 2 hours, and disposable meal-service essentials. Premium menu selections are additional.

Wedding cake & servings

Bride-and-groom wedding cake with standard-design servings for your contracted guest count. Design, flavors and delivery details are confirmed in your proposal. Premium designs, specialty selections and additional delivery or setup services are quoted separately.

Wedding coordination

Timeline preparation, vendor-contract review, a final venue walkthrough, up to 2 rehearsal hours and up to 8 event-day coordination hours. Your proposal confirms the coordinator and service details. Full planning and extra coverage are quoted separately.

Setup, security & recovery

Setup/removal of included inventory, standard venue cleaning, linen laundering and routine consumables. Security coverage: 2 officers through 150 guests; 3 for 151-200 guests, each for up to 6 hours. Event and arrival/departure coverage are confirmed in the proposal.

Separate additions: hosted alcohol, personal bouquets/boutonnieres, fresh-floral installations, DJ, photography, specialty rentals, custom fabrication, duplicate ceremony decor and extra service hours. Included security hours allow up to 5 guest-facing hours with 30 minutes before and after; longer coverage is additional.



ROOM TO IMAGINE

A canvas for your vision, beautifully realized.

06 / OTHER CELEBRATIONS

The Celebration Experience

For birthdays, anniversaries, showers, graduations, reunions, corporate gatherings and other milestones. Food, cake and bar are optional.

Your spaces	Up to 100	200 guests
Ann Hall	$4,500	Not available
Tara Hall	$7,500	$10,500
Whole Venue Both halls + outdoor access only	$9,000	$12,000

Venue & time

Up to 8 property-access hours, including setup and breakdown, with up to 4 guest-facing event hours. Tables/chairs for the contracted count and one approved layout.

Styled tables & focal area

Inventory linens, napkins, chargers, standard centerpieces and enclosed candles. One inventory draped backdrop; one specialty chair or loveseat, subject to availability. Cake, gift and welcome-table styling; one standard welcome sign.

Support & recovery

One final layout/design meeting and a venue contact during event hours. Included-inventory setup/removal, standard cleaning, laundering and routine consumables.

Security

2 officers through 150 guests; 3 for 151-200 guests, for up to 5 hours each. Includes 30 minutes before and after a 4-hour event; special coverage costs extra.

Tara/whole-venue guests above 100: $30 each for standard seating, table design and associated labor. Ann reception layouts stop at an approved 100 guests. Suites, catering, cake, bar, balloons, fresh florals, entertainment, full planning and coordination are additional. Whole Venue pricing includes outdoor access only. Outdoor access with setup starts at $1,000 for 100 guests or $1,500 for 200; included access is credited. Combined celebration totals appear in Outdoor Options.



THE FINISHING TOUCHES

Considered details. Lasting impressions.

07 / CATERING & FOOD OPTIONS

A menu made for your gathering.

Choose one standard entree and two sides. Bread, sweet tea, lemonade and water complete the included buffet meal.

Included with weddings	Optional for celebrations & rentals
One standard entree, two sides, bread and listed drinks for the contracted guest count.	Buffet from $35 per guest; 50-person minimum. Food is separate from venue-only and celebration pricing.

Standard entree options | choose one

Smoked chicken / baked chicken / hamburger steak
Chicken Alfredo
Jambalaya - recipe and included protein confirmed with your menu

Side options | choose two

Mashed potatoes / dirty rice / yellow rice
Macaroni and cheese / baked beans
Green beans / broccoli / corn / garden salad

Bread & beverages

Bread or rolls, sweet tea, lemonade and water. Specific bread and beverage selections are confirmed with your final menu.

Buffet service included

Buffet equipment and up to 2 hours of staffed buffet service, with disposable meal-service essentials. Staff set up and recover the included buffet equipment. Plated service, china/glassware and extended food service require a separate quote.

Menu upgrades | quoted separately

Brisket, ribs and other premium proteins; a second entree; additional sides or a separate salad course; specialty dishes; premium presentation; and dietary substitutions outside the standard menu.

Cocktail-hour bites | optional

Meatballs / mini sliders / spinach dip with chips / fruit and cheese / vegetables and dip / chicken salad / pinwheels / mini chicken-and-waffle bites. Selections, portions and service are quoted separately.

Charcuterie & grazing table | from $20 per guest

50-guest minimum ($1,000). A styled spread of selected cheeses, cured meats, seasonal fruit, crackers and accompaniments. Includes display setup, up to 1 hour of attended service and display breakdown. Appetizer portions; separate from dinner. Chicken salad, pinwheels, heavier portions and premium selections are quoted additions.

Final menu, portions, service times and dietary requests are confirmed in writing. Tell us about allergies before booking food services; ingredient restrictions and cross-contact requirements must be reviewed before we accept a request. Premium selections are not automatically included in the starting rate.



THOUGHTFUL DETAILS

Every element chosen with purpose.

08 / OUTDOOR OPTIONS

Outdoor options & package totals.

Access only is $500. Access with setup starts at $1,000 for 100 guests or $1,500 for 200 guests.

Outdoor option	100 guests	200 guests
Access only	$500	$500
Access with setup	From $1,000	From $1,500

WEDDING EXPERIENCE / OUTDOOR ACCESS + SETUP INCLUDED

Spaces	100 guests	200 guests
Tara Hall + suites + outdoor setup	$18,700	$26,350
Whole Venue + suites + outdoor setup	$19,700	$27,350

CELEBRATION EXPERIENCE / OUTDOOR ACCESS + SETUP INCLUDED

Spaces	100 guests	200 guests
Ann Hall + outdoor setup	$5,500	Not available
Tara Hall + outdoor setup	$8,500	$12,000
Whole Venue + outdoor setup	$9,500	$13,000

Included setup

Venue tables and chairs arranged to one approved layout, with breakdown. Decor follows your selected package; additional installations and specialty rentals are separate.

All outdoor setup totals include access. Where the base package already includes $500 outdoor access, that amount is credited; it is not charged twice. Outdoor capacity and inventory require layout approval. Indoor weather backup and any room flip are agreed in writing. No outdoor alcohol service.



THE ART OF THE TABLE

A beautiful table invites everyone to gather.

09 / OPTIONAL SERVICES

Make it yours.

Complete your celebration with catering, a grazing table, hosted bar service and personal touches.

Celebration catering | from $35 per guest

One standard entree, two sides, bread, tea, lemonade and water. Standard buffet equipment, disposable dinnerware and up to 2 hours of staffed buffet service. 50-person minimum. This standard meal is already included in the Wedding Experience.

Charcuterie & grazing table | from $20 per guest

50-guest minimum ($1,000). Starting totals: $2,000 for 100 guests or $4,000 for 200. Includes the standard appetizer spread, display setup, up to 1 hour of attended service and breakdown. Premium selections, meal-sized portions and longer service are additional. Separate from the included wedding dinner.

Hosted bar / 4 consecutive hours	100 guests	200 guests
Beer & wine / $18 per guest	$1,800	$3,600
Standard full bar / $25 per guest	$2,500	$5,000
Premium full bar / from $35 per guest	$3,500	$7,000

What hosted bar pricing includes

Approved beverage selections, bartender staffing, ice, cups, setup and cleanup; standard mixers for spirit packages. Staffing includes 2 bartenders at 100 guests and 3 at 200. Final brands, quantities and service layout are confirmed in writing.

Smaller groups & upgrades

Minimums: beer/wine $1,200; standard full bar $1,500; premium $2,200. Pricing uses total contracted attendance unless eligible-adult pricing is specifically itemized. Outside alcohol is prohibited.

Other additions

Suites with celebration/venue-only rentals: from $250 each for up to 8 hours. Cake, balloons, personal florals, fresh-floral installations, specialty rentals, DJ, additional planning/coordination, room flips and extra hours are quoted by scope.

Selections and substitutions are approved before the event. Applicable taxes and refundable deposits are separate. A food or bar addition does not extend property access or event hours.



A TOUCH OF ROMANCE

Romance, captured in a single unforgettable moment.

10 / FREQUENTLY ASKED QUESTIONS

Your package questions, answered.

Spaces, service coverage and the details that help you compare your options.

Do I pay venue rent on top of an experience package?

No. The Wedding and Celebration Experiences already include the spaces listed for that arrangement. Venue-only rates are a separate booking option, not an additional charge on an experience package.

What is the difference between Both Indoor Halls and Whole Venue?

Both Indoor Halls reserves Ann Hall and Tara Hall only. Whole Venue adds outdoor access. Outdoor furniture setup is included only when selected. Suites are additional with venue-only and celebration bookings unless itemized; both suites are included with weddings.

Can I rent one hall and use the outdoor area?

Yes. The rental table shows Ann Hall + outdoor and Tara Hall + outdoor totals. Each includes the $500 outdoor-access addition. Whole-venue rental already includes outdoor access.

What are the outdoor options?

Access only is $500. Access with setup starts at $1,000 for 100 guests or $1,500 for 200 guests. Setup includes venue tables/chairs for one approved layout and breakdown. The combined setup prices already include access; no second access charge applies.

What happens if it rains?

Your contracted indoor hall(s) can support an approved weather plan. We confirm a backup layout in advance. A room flip, duplicate ceremony decoration or additional staff is separately quoted. Only rooms reserved in the agreement are available.

Are setup and breakdown outside my rental hours?

No. All deliveries, vendor setup, event activities and breakdown fit within the access period: 8 hours for venue-only/celebration bookings or up to 12 hours for the Wedding Experience. Extra access requires advance approval and a quote.

Is wedding coordination included?

Yes. Included coordination covers timeline preparation, vendor-contract review, a final walkthrough, up to 2 rehearsal hours and up to 8 event-day hours. Your proposal confirms the service details. Full planning and extra coverage are separate.

Does the wedding cake increase with the guest count?

Yes. Your bride-and-groom wedding cake provides standard-design servings for your contracted guest count. Design, flavors and delivery details are confirmed in your proposal. Premium designs and additional services are quoted separately.



AMBIENCE AFTER DARK

An atmosphere made for celebrating together.

11 / FREQUENTLY ASKED QUESTIONS

Food, details & booking.

Clear selections and a written proposal help everyone plan with confidence.

Is catering included with every package?

The Wedding Experience includes one standard entree, two sides, bread and listed non-alcoholic drinks. Venue-only and Celebration Experience bookings do not include food. Add the standard buffet from $35 per guest, with a 50-person minimum.

Can we add a grazing table?

Yes. Charcuterie and grazing tables start at $20 per guest with a 50-guest minimum ($1,000). Standard appetizer portions, display setup, up to 1 hour of attended service and breakdown are included. It is an optional addition to any booking, separate from dinner. Premium selections and heavier portions are quoted.

Can we change the menu or accommodate dietary needs?

Menu upgrades and substitutions are quoted before approval. Tell us about allergies and dietary requirements before booking catering. We must confirm ingredients, preparation and cross-contact needs; special requests are not automatically included.

Is alcohol included, and can we bring our own?

Hosted alcohol is optional for these packages. All alcohol must be supplied through the venue; no outside alcohol is permitted. Bar packages cover 4 consecutive hours. They do not extend event hours, and alcohol is not served outdoors.

Do the photos show everything included in my package?

Photos show previous event designs and may feature upgrades. Your proposal identifies the inventory linens, centerpieces, focal design and furnishings included. Personal bouquets, fresh-floral installations, custom fabrication and specialty rentals are additional unless expressly listed.

Are cleaning, security and deposits included?

Experiences include standard cleaning and the listed security coverage. Venue-only bookings add cleaning and security at listed rates. Extra coverage is quoted. Refundable incidentals deposits are separate and subject to the agreement's inspection and deduction terms. Client/vendor personal items must be removed by final exit.

How do you count guests and price additions?

Count everyone needing a seat or meal, including children and vendor meals unless a different arrangement is itemized. Weddings add $75 per guest above 100; Tara/whole-venue celebrations add $30. Food and bar added to a celebration are priced separately. Counts and layouts require approval.

How do we reserve a date and make changes?

A signed agreement and required non-refundable retainer reserve the date, normally 35% unless a different schedule is approved. The event balance is due 30 days before the event. Changes require written approval, availability and payment before added services are provided.

Can we bring outside vendors or cancel/postpone?

Outside vendors must meet venue requirements and the contracted scope. Cancellation, postponement, retainer treatment, deposit deadlines and any approved payment schedule follow your signed agreement. Ask us to review those terms before reserving your date.



FLORAL ELEGANCE

The smallest details make a lasting impression.

12 / PLAN WITH CONFIDENCE

Know exactly what is included.

Your proposal puts every selected space and service in writing before your date is reserved.

1. Tour & select

Choose your experience, guest count, ceremony location and event spaces. Layouts, capacity, inventory and availability are confirmed before booking.

2. Reserve the date

A signed agreement and required non-refundable retainer secure the date. Standard retainer: 35%, unless a different schedule is approved in writing.

3. Finalize the details

Your proposal lists access/start/end/final-exit times; rooms; attendance; decor selections; menu; cake and coordination details; coordination and security coverage; cleaning; additions; deposits; and applicable taxes.

4. Complete payment & celebrate

The remaining event balance is due 30 days before the event. Incidentals and separate security payment deadlines follow the agreement. All setup, celebration time and breakdown stay within your rental period.

Final details & personal items

Changes after finalization require availability, written approval and payment of any additional charges. Included decor is selected from our venue collection. Premium cakes, full planning and extra coordination hours are quoted separately. Personal and vendor items must be removed by your final exit time.

Schedule your private tour

Book a tour | venueatsycamoreoaks.com
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Final pricing and selections are confirmed in your signed proposal. Applicable taxes and refundable deposits are separate. Photos feature past celebrations and may show upgrades.