

Waterset Dare to Compare

Welcome to Waterset, a new-home community in Apollo Beach, where you'll feel at home right away. Daily explorations along the trails around wetlands, lakes and fishing ponds are a way of life. There's plenty of playtime at the many parks, pools, and playgrounds. Find space to relax, refuel and meet new friends at The Landing Club and Café. And indulge in our brand-new clubhouse, the Waterset Club, complete with a stunning resort-style pool and thrilling water slides. Discover what home really feels like, in Waterset.



WatersetFL.com



WATERSET®
by
Newland COMMUNITIES

7012 Sail View Lane
Apollo Beach, FL 33572
813-235-0154



Newland Communities is the largest private developer of planned mixed-use communities in the United States. With our partner, North America Sekisui House, LLC, we believe it is our responsibility to create communities for people to live life in ways that matter most to them. www.newlandcommunities.com | www.nashcommunities.com



Prices, specifications, details and availability of Builder's homes are subject to change without notice. • This is not intended to be an offer to sell or a solicitation of offers to buy real estate in the Waterset Community to residents of Connecticut, Hawaii, Idaho, Illinois, New York, New Jersey, and Oregon, or in any other jurisdiction where prohibited by law. • NNP - Southbend II, LLC ("Fee Owner") is the owner and developer of the Waterset Community ("Community"). Certain homebuilders unaffiliated with the Fee Owner or its related entities (collectively, "Waterset") are building homes in the Community ("Builder(s)"). Fee Owner has retained Newland Communities solely as the property manager for the Community. North America Sekisui House has an interest in one of the members in Owner. Newland Communities and North America Sekisui House are not co-developing, co-building or otherwise responsible for any of the obligations or representations of any of the Builders, and shall have no obligations to any buyer regarding a home purchase from a Builder. Purchasers of homes from any of the Builders waive any claims against Newland Communities and/or North America Sekisui House arising out of their purchase transaction. Actual development may vary from developer's vision. No guarantee can be made that development will proceed as described. 2018 © Waterset. All Rights Reserved. Waterset is a trademark of NNP-Southbend II, LLC, and may not be copied, imitated or used, in whole or in part, without prior written permission. (4-2018)



LOCATION

- Major employment center?** ☒ St. Joseph's Hospital, Amazon, USAA, and MacDill Air Force Base
- Higher education options?** ☒ Close proximity to several major colleges and universities
- Top-notch health care?** ☒ Short drive to multiple hospitals, closest = St. Joseph's Hospital South just 2.3 miles away on Big Bend Blvd.
- Low tax rate?** ☒ Apollo Beach address with Hillsborough taxes of 0.021†
- Sports fanatic?** ☒ Raymond James Stadium, Steinbrenner Field, Tropicana Field, and Amalie Arena
- Family fun?** ☒ Busch Gardens®, Adventure Island®, ZooTampa at Lowry Park, MOSI, and the Glazer Children's Museum are accessible with a short commute
- Fishing?** ☒ Multiple lakes and ponds within the community for "catch and release" fishing
- Frequent flyer friendly?** ☒ Approximately 25 miles to Tampa International Airport
- Great restaurants?** ☒ Enjoy many fine dining restaurants on the water in Apollo Beach or in nearby Brandon, Ybor City, and Tampa

AMENITIES

- Community pools?** ☒ Heated pools with lap lanes, sprayers and water slides at The Landing Club and the Waterset Club
- Splash park?** ☒ Splash pad with sprayers, bubble fountains, and dump buckets
- Fitness center?** ☒ Treadmills, ellipticals, bikes, and free weights
- Fun neighborhood activities?** ☒ Concerts, Wine Down Friday, and seasonal activities
- Dog-friendly** ☒ Onsite large and small dog park
- Focus on the outdoors?** ☒ Fit trail with 10 Norwell outdoor exercise stations, The Lakeside with fitness equipment, BBQ, picnic tables, hammock area and multiple outdoor sports courts at the Waterset Club
- Pedestrian-friendly?** ☒ Miles of trails connecting the community with more planned to come
- Outdoor entertainment?** ☒ Neighborhood parks, playgrounds, community screen hut with ping pong, and community bikes for trail riding
- Shopping availability?** ☒ Close proximity to Westfield Brandon Town Center and Ellenton Outlet Mall
- Community clubhouse?** ☒ The Landing features a community café, meeting room, library, and play area with free Wi-Fi plus the brand new Waterset Club has its own gathering space, and game room
- Sports courts?** ☒ Tennis, basketball, and sand volleyball courts at the Waterest Club
- Military benefits?** ☒ Complimentary lawn mowing service for homes with a deployed family member††

HOMES

- Diverse home offering?** ☒ Single-family, alley load, townhomes, and villas available
- Cost efficient?** ☒ Minimum of NAHB bronze certified homes, resulting in at least 15% energy savings for homeowners†††
- Low-maintenance?** ☒ Low-maintenance home options available
- Environment friendly?** ☒ New home = more efficient building practices and appliances
- Solar panel compatible?** ☒ Solar panels allowed with ARC approval
- Water conservation conscious?** ☒ Reclaimed water for irrigation
- High-efficiency heating & cooling?** ☒ Energy-preserving heating, ventilation, and air conditioning systems used
- Energy-saving lighting** ☒ Compact fluorescent light fixtures
- Eco-friendly lawns?** ☒ Drought-tolerant landscaping

†Hillsborough County real estate taxes are subject to change. In Florida, real estate taxes are based on a millage rate set each year by local taxing authorities. Newland has no control over real estate tax rates. Purchasers should not rely on the current millage rate as the rate that they will be obligated to pay after their purchase. A change of ownership or property improvements trigger reassessments of the property that could result in higher real property taxes."

††Please contact our Welcome Center staff for more information on current military benefits offered in Waterset.

†††The National Green Building Standard (ICC 700), is a voluntary rating and certification system directed at the design and construction of homes and is aimed at encouraging increased environmental and health performance in residences. ICC 700 contains four threshold levels (Bronze, Silver, Gold or Emerald) which are awarded depending the number of green practices successfully incorporated in the home's design and construction.