

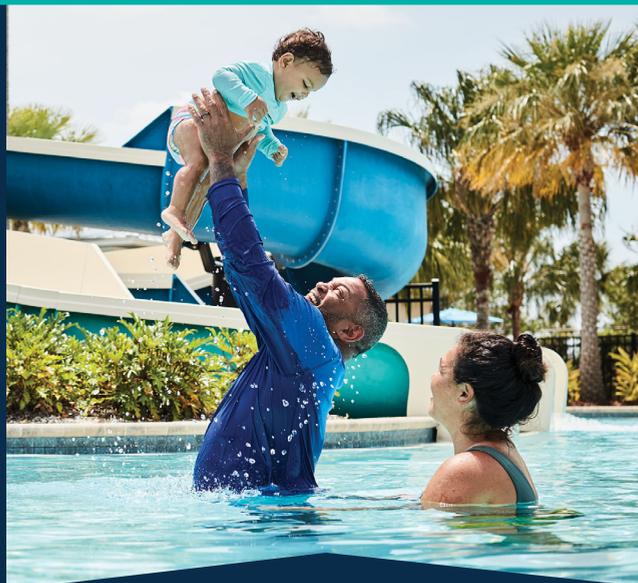
FEEL THE *Waterset Difference*

From welcoming neighbors to lavish amenities, Waterset is unlike any other community in Apollo Beach.

Residents can live close to nature, exploring our miles of trails and outdoor fit stations while taking full advantage of our resort-style clubhouses, on-site gyms, and much more. Relax the day away poolside or enjoy a round of pickleball in the afternoon. Here, you can create the lifestyle you have always wanted.

Discover the magic at Waterset.

**“OUR FAVORITE
Amenities
ARE THE DOG PARK
AND THE WALKING
PATHS — WE GO
EVERY DAY.”**



**“WE LOVE THE
Activities.
THERE’S ALWAYS
SOMETHING
GOING ON!”**

**“I COULD
NEVER IMAGINE
LEAVING THIS AREA
BECAUSE OF THE
Proximity
TO EVERYTHING.”**



Newland is proud to be a part of Brookfield Properties. We are one of the largest developers of mixed-use communities in the United States. With our partner, North America Sekisui House, LLC, we believe it is our responsibility to create enduring, healthier communities for people to live life in ways that matter most to them. newlandco.com | nashcommunities.com



Homes at Waterset® are built and sold by homebuilders (“Builders”) unaffiliated with NNP-Southbend, LLC (Fee Owner), Newland Real Estate Group LLC (“Newland”) or their related entities. Buyers should review the purchase agreement, public offering statement, and other offering materials provided by the seller prior to signing any contract to purchase a home. All imagery are a representation and may depict or contain floorplans, options, upgrades, furnishings, appliances, landscaping, and designer features and amenities that are not included as part of the home. Details on the prospective development are provided for informational purposes only, and no guarantee is made that the final development will match the developer’s vision. Square footage is approximate and for information only. Every effort has been made to ensure that the prices and specifications are accurate; however, they may change at any time and they may refer to a base house that does not include upgrades. Maps are not to scale and are provided for illustration purposes only. Stated distances are estimates. EQUAL HOUSING OPPORTUNITY. Copyright ©2023 NNP-Southbend, LLC. All Rights Reserved. No reproductions, distribution, or unauthorized transmission of any portion is permitted without written permission of Fee Owner. This is neither an offer to sell nor a solicitation of offers to buy in any state or jurisdiction where such is prohibited by law. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. (9/23)





HOMEBUILDERS

**CARDEL HOMES
DAVID WEEKLEY HOMES
HOMES BY WESTBAY**

**OTHER CURRENTLY SELLING
MASTER-PLANNED COMMUNITIES
IN THE AREA**

HOMEBUILDERS VARY BY COMMUNITY

AMENITIES

**12+ MILES OF TRAILS
10 FIT STATIONS
7 PARKS
6 PLAYGROUNDS
6 SPORTS COURTS
4 POOLS
2 CLUBHOUSES
2 FITNESS CENTERS
2 EVENT LAWNS
2 DOG PARKS
1 SPLASH PAD
1 GAME ROOM
1 CAFÉ
COUNTY SPORTS COMPLEX COMING SOON
ON-SITE COMMUNITY SPECIALISTS**

**AMENITIES VARY BY COMMUNITY,
BUT ALL INCLUDE:**

**POOL
CLUBHOUSE
PLAYGROUND
FITNESS CENTER**

ADDITIONAL AMENITIES MAY BE AVAILABLE IN
SOME COMMUNITIES

**COMMUNITY
ACTIVITIES**

**TRIVIA NIGHTS
KARAOKE NIGHTS
MARKET DAYS
TURKEY TROT 5K & KIDS FUN RUN
CONCERTS FOR A CAUSE
HOLIDAY EVENTS
CARS & COFFEE
FOOD TRUCK RALLIES
FITNESS CLASSES
SOCIAL CLUBS**

**MOST COMMUNITIES HAVE EVENTS,
BUT NONE ARE KNOWN FOR THEIR
TURKEY TROT 5K OR FREE
CONCERT SERIES LIKE WATERSET**

**ON-SITE SCHOOLS
& CHILD CARE**

**KIDS 'R' KIDS LEARNING ACADEMY
(PRESCHOOL)
THE LEARNING EXPERIENCE
(PRESCHOOL-K)
SOUTHSHORE MONTESSORI SCHOOL
(PRE-K-6)
DOROTHY C. YORK INNOVATION ACADEMY
(PRE-K-8)
WATERSET CHARTER SCHOOL
(K-8)**

**WATERSET HAS MORE ON-SITE
SCHOOLS THAN ANY OTHER
COMMUNITY IN THE AREA**

**ON-SITE
RETAIL, DINING
& SERVICES**

**THE LANDING CLUB & CAFÉ
THE YARD AT WATERSET
COMING SOON
THE SHOPS AT BIG BEND
COMING SOON**

**MOST COMMUNITIES DO NOT OFFER
ON-SITE RETAIL, DINING, OR SERVICES**

**AGE-QUALIFIED
NEIGHBORHOOD**

COMING SOON

NONE AT THIS TIME

LOCATION

**DIRECT ENTRANCE OFF US-41
0.9 MILES TO I-75
2.1 MILES TO US-301
16 MILES TO DOWNTOWN TAMPA**

**WATERSET HAS CLOSER ACCESS TO
MORE MAJOR ROADWAYS THAN ANY
OTHER COMMUNITY IN THE AREA**

HOA & CDD

**HOA - \$90/YEAR
CDD - \$1,612-\$2,775 / YEAR*
MANAGEMENT OFFICE ON-SITE**

VARIES BY COMMUNITY

*2022-2023 FIGURES. CDD BUDGET APPROVAL OCCURS ANNUALLY IN SEPTEMBER.