

Homes at Waterset® are built and sold by home builders ("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. (3/23)

NEWLAND

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

SEKISUI HOUSE
NORTH AMERICA



WATERSET®
BY
NEWLAND

7012 Sail View Lane
Apollo Beach, FL 33572
813.235.0154 • WatersetFL.com

COMMUNITY MAP

Located just off Big Bend Road in Apollo Beach, you're close to all the year-round aquatic activities of this charming coastal town. Within 1 mile to I-75, take advantage of all the employment opportunities and recreational highlights of Tampa Bay, including Busch Gardens, Adventure Island, and The Florida Aquarium.

- A** DOWNTOWN TAMPA & RIVERWALK
 - B** TAMPA BAY HISTORY CENTER
 - C** THE UNIVERSITY OF TAMPA
 - D** YBOR CITY
 - E** RAYMOND JAMES STADIUM, LEGENDS FIELD
 - F** INTERNATIONAL MALL
 - G** ZOOTAMPA AT LOWRY PARK
 - H** BUSCH GARDENS
 - I** THE UNIVERSITY OF SOUTH FLORIDA
 - J** WESTFIELD MALL, BRANDON
 - K** FORT DE SOTO PARK
 - L** ST. PETE BEACH
 - M** DOWNTOWN ST. PETERSBURG
 - N** CLEARWATER BEACH
- A** DOWNTOWN TAMPA & RIVERWALK
 - B** TAMPA BAY HISTORY CENTER
 - C** THE UNIVERSITY OF TAMPA
 - D** YBOR CITY
 - E** RAYMOND JAMES STADIUM, LEGENDS FIELD
 - F** INTERNATIONAL MALL
 - G** ZOOTAMPA AT LOWRY PARK
 - H** BUSCH GARDENS
 - I** THE UNIVERSITY OF SOUTH FLORIDA
 - J** WESTFIELD MALL, BRANDON
 - K** FORT DE SOTO PARK
 - L** ST. PETE BEACH
 - M** DOWNTOWN ST. PETERSBURG
 - N** CLEARWATER BEACH



SO MANY WAYS TO *Feel the Magic*

THE LANDING CLUB & CAFÉ

Everyone knows that The Landing Club & Café is the social hub of our community. Inside, visit the café to enjoy food and drinks. Outside, dip into our community pool featuring lap lanes made for the perfect workout. Plus, enjoy our fitness center fully equipped with treadmills, ellipticals, bikes, and free weights.

THE WATERSSET CLUB

Indulge in a stunning clubhouse experience that takes you on an escape! The Waterset Club is home to a resort-style pool, lap pool, two water slides, fitness center, multiple sports courts, a playground, a game room, and plenty of gathering spaces.

PARKS & TRAILS

You can enjoy the year-round sunshine with friends, family, and neighbors, and more than 12 miles of trails that connect the entire community. The little ones can even have their fun in the sun at our parks and playgrounds throughout the community.

WATERLINE STATION — COMING SOON

Our newest amenity is a staycationer's oasis. At Waterline Station, you can float into a gorgeous zero-entry pool or dive into your latest book. The resort-style space is studded with green spaces, play areas, and even a beautiful patio deck with plenty of room to lounge.

THE LAKESIDE

However you find the magic, there's something here for you. Watch the kids play on the playground or at the splash pad. Play fetch at the dog park or relax in the shade. Then, grill up the perfect picnic with friends in the park.

SCHOOLS

Waterset is part of the top-rated Hillsborough County Public School District. The community is also home to the SouthShore Montessori School, Kids 'R' Kids Preschool, the Waterset Charter School (educating students K-8), and Dorothy C. York Innovation Academy.

Model Homes

Brighton II by Cardel Homes



1-2 Story • 4 Bed • 2.5-4.5 Bath
5412 Silver Sun Drive

Indigo by Casa Fresca Homes



1-2 Story • 3-5 Bed • 2-3 Bath
5582 Summer Sunset Drive

Nightingale by David Weekley Homes



1-2 Story • 3-4 Bed • 2-3.5 Bath
5414 Silver Sun Drive

Rivergate by David Weekley Homes



1-2 Story • 3-5 Bed • 2-5 Bath
5430 Silver Sun Drive

Sandpiper by Homes by WestBay



1-2 Story • 4-5 Bed • 2-4 Bath
5410 Silver Sun Drive

Bayshore II by Homes by WestBay



1-2 Story • 3-5 Bed • 2-4 Bath
5405 Silver Sun Drive

Key Largo II by Homes by WestBay



1-2 Story • 3-5 Bed • 2-5.5 Bath
5407 Silver Sun Drive

AMENITIES

- 1

THE LANDING
Café
Community Information
Community Pool
Fitness Center
Shade Pavilion & Play Area
Pier Overlooking Lake
Playground
- 2

THE LAKESIDE
Children's Splash Zone
Playground
Grand Lawn
Dog Park
32-Acre Lake
Outdoor Fit Stations
Sunning Deck
- 3

THE WATERSET CLUB
Resort-Style Pool
Lap Pool
Fitness Center
Tennis
Basketball
Pickleball
Sand Volleyball
Playground
Game Room
Gathering Room
- 4

WATERLINE STATION
Community Pool
Playground



- COMPLETED NEIGHBORHOODS**
- FUTURE RESIDENTIAL**
- FUTURE AGE-QUALIFIED**

- SINGLE-FAMILY HOMES**
Cardel Homes
Casa Fresca Homes
David Weekley Homes
Homes by WestBay

- MODEL HOMES**
- PARKS/PLAYGROUNDS**
- SCHOOLS**
Kids 'R' Kids Preschool
The Learning Experience
Dorothy C. York Innovation Academy (PreK-8)
SouthShore Montessori School (PreK-6)
Waterset Charter School (K-8)

- TRAILS**
- FUTURE TRAILS**
- FUTURE ROADS**

Map not to scale and is provided for information purposes only. Illustrations are based upon current development concepts, which are subject to change without notice. No guarantee is made that the features depicted will be built or, if built, will be as depicted. (3/23)