



INCLUDED FEATURES

LUXURY LIVING FOR 55+ ACTIVE ADULTS

The only active-adult community within the Waterset master plan, Regency at Waterset is a 55+ gated community in Apollo Beach, FL, offering low-maintenance living and luxury home designs in a vibrant setting with exclusive resort-style amenities.

ARCHITECTURAL DETAILS

- Luxury community in Waterset
- Attractive exterior design choices with coordinated color schemes creating a varied streetscape
- Designer-coordinated exterior color schemes
- 9'4" ceilings Tray ceiling in great room and primary bedroom
- 8' entry doors, per plan
- Upgraded trim package, 5 1/4" baseboards and 3 1/2" door casing throughout the home
- Designer garage doors
- Flex rooms, per plan
- Front porches
- Impact Windows throughout home
- Gutters per plan

THOUGHTFULLY DESIGNED INTERIORS

- Elegant smooth raised two-panel 8'0" interior doors (First Floor) with detailed 3/4" casing throughout
- Quality ceramic tile flooring in the foyer, kitchen, great room, laundry, and all bathrooms
- Satin nickel front door handles
- 5/4" baseboards throughout the home
- Decorator selected low-VOC paint for interior walls and ceilings
- Rocker-style light switches throughout the home

KITCHEN

- Luxurious kitchen with Whirlpool stainless steel appliances including a dishwasher, gas range, microwave, and 1/2 HP disposal
- Granite countertops with stainless steel under-mount sink
- Beautifully crafted cabinets and 42" upper cabinets
- Convenient pantry providing abundant storage, per Plan

BATHS

- Luxurious master bedroom suite with large walk-in closets
- Ceramic tile shower flooring and walls in all full baths
- First-floor powder room with a pedestal sink, per plan
- Granite countertops with under mount sinks and full width mirrors in all full baths
- Raised primary bathroom vanity with under-mount sink

CONVENIENCES

- Programmable thermostats
- Each home is professionally cleaned prior to settlement
- Pre-wired for advanced multimedia outlet in all bedrooms, flex, great room, and loft, per plan
- Tankless gas water heater
- Electric door chime and smoke detectors
- Alarm system included in all homes
- Outdoor hose connection
- Taexx in-wall pest treatment system
- 8' garage doors



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Sales Office: 5561 Freestone Cir | Apollo Beach, FL 33572 | 813-803-9958 | RegencyAtWaterset@TollBrothers.com | **Sales Hours:** Open Monday 3 pm–6 pm, Tuesday–Saturday 10 am–6pm, Sunday 12 pm–6 pm

Toll Green features indicated in green text. Regency at Waterset is a 55+ active-adult community intended to operate under the Housing for Older Persons Act of 1995, as amended. One resident must be 55+. Toll Brothers, Inc. reserves the right to change the above without notice. Prices subject to change. Photos may be shown for representative purposes only. Actual square footage may vary. Offers, incentives, and seller contributions vary by community and are subject to certain terms, conditions, and restrictions. This is not an offering where prohibited by law. Prices do not include lot premiums. CBC1259191 114925 02/25





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CONSTRUCTION HIGHLIGHTS

- Low-maintenance white vinyl fascia and soffits
- First floor concrete block with decorative textured finished stucco
- Cement board siding and cultured brick exteriors, per plan
- Architectural HD shingles
- Economical and high-efficiency water heater
- Convenient interior laundry area
- Electric door chime
- Electronic smoke detectors
- Underground utilities including electric, public water, and telephone
- Wi-Fi enabled thermostats
- Wi-Fi enabled garage door opener
- Z-Wave smart lock on front door
- Communications Structured Wiring Package: structured wiring box for all data/telephone, cable TV lines

LANDSCAPING AND IMPROVEMENTS

- Convenient underground utilities including electric, natural gas, public sewer, water, telephone, and cable television
- Each home site is professionally landscaped with sodded front lawns
- Beautiful street trees and buffer plantings throughout the community
- Streetlights and sidewalks throughout the community

QUALITY ASSURANCE AND WARRANTY

Our quality program starts at design inception with the creation of precise construction drawings, specifying high-quality material, all the way through to on-site supervision by experienced project managers and construction managers.

- First home buyer orientation minimum 5-7 days prior to settlement utilizing an extensive checklist
- Second home buyer orientation prior to settlement ensures work has been completed
- Ten-year limited warranty program

PERSONALIZATION

- Pre-priced options permit a full range of additional personalization to fit your particular needs: stylish pool designs, marble floors, outdoor kitchens...and many more!
- One-stop shopping: Personalize your home at the Toll Brothers Regional Design Studio in Tampa, FL. It displays a vast array of flooring, kitchen cabinetry and countertops, interior moldings, and much more!

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

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