



BUYER EDITION

Angeline Active Adult Information Guide

HOMES | AMENITIES | LIFESTYLE | LOCATION

Prepared for prospective homebuyers by Jim & Rhina Pinciotti



Your Real Couple for All Your Real Estate Needs

A Personal Introduction

Welcome to Angeline Active Adult

Choosing a home here is about more than bedrooms and square footage. It is about understanding the Medley Club, the active-adult lifestyle, the difference between villas and single-family collections, the current fee structure, and the long-term plans surrounding Angeline.



We created this independent guide to help buyers explore the community with clarity and confidence. Use it as a starting point, then let us help you compare available homes, exact homesites, current incentives, resale opportunities, and the documents that control fees and services.

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SellAndBuyInTampa.com

Local Knowledge. Personal Service.

We are local real estate professionals serving Land O' Lakes and the greater Tampa Bay area. We can accompany you on a builder visit, help compare new-construction and resale options, and review community fees and property-specific documents with you before you commit.

How to Use This Guide

This guide is designed to answer the majority of or all the questions prospective buyers will ask most often: What sections are completed? What is still planned? What homes and fees should I compare? And how does Angeline connect to the wider Tampa Bay area?

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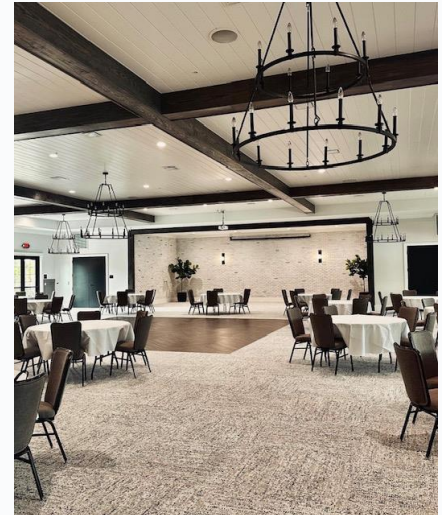
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Important

This is an independent real estate information guide prepared by Pintes Realty, LLC. It is not an official publication of Lennar, Metro Development Group, Angeline associations, the CDD, or the Medley Club.

Prices, incentives, fees, services, policies, clubs, operating hours, construction schedules and plans can change. Property-specific documents and current official information should always be reviewed before purchase.



Angeline Active Adult at a Glance



A 55+ neighborhood inside Angeline's 6,200+ acre master plan

55+

ACTIVE-ADULT COMMUNITY

4 collections

VILLAS, VILLAS II, MANORS,
ESTATES

1,398-2,775 sq. ft.

CURRENT PLAN SIZE RANGE

12,029 sq. ft.

MEDLEY CLUB

\$200's to \$500's

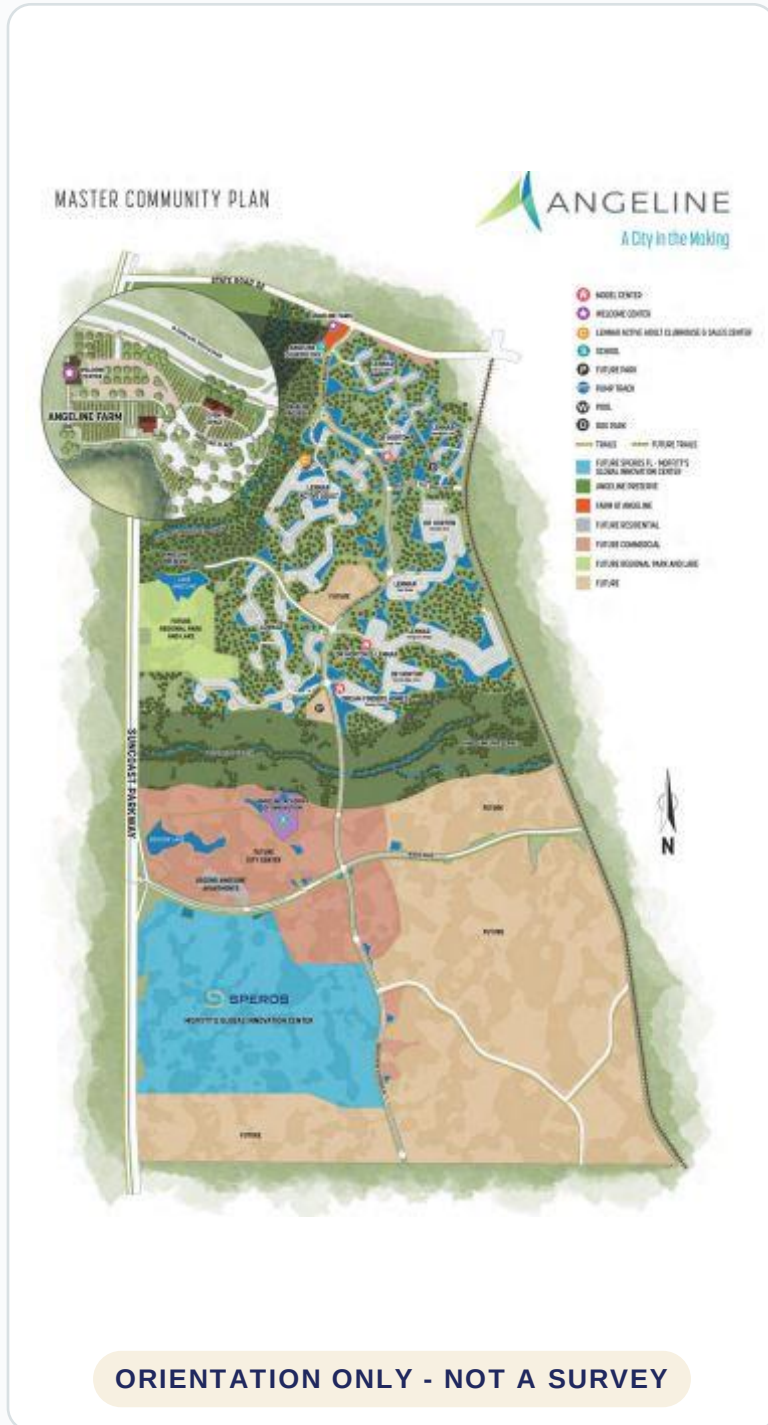
Prices changes occur so always
double check with us or builder

Up to 100 miles

PLANNED TRAILS AND PAVED
PATHWAYS

Angeline Active Adult combines new villas and single-family homes with a private 55+ amenity center, resort-style recreation, social spaces, community-wide wellness features and a large master-plan setting that will continue developing over time.

Inside the Angeline Master Plan



6,200 acres

Angeline spans a large north-south corridor between State Roads 52 and 54.

3,600+ acres

Metro identifies natural and undeveloped green space within the broader plan.

775-acre Speros

Moffitt's health, research and innovation campus anchors the northern portion.

130-acre park & lake

A regional park and lake are identified in the master-plan materials.

Future City Center

Retail, dining, entertainment and a Metro Lagoon are planned for later phases.

Buyer takeaway

Confirm which amenities are Medley-only and community-wide. As changes may occur.

Connected to Tampa Bay



Approximate planning times from Angeline

Tampa International 30-40 min

Downtown Tampa 30+ min

University of South Florida 25 min

Busch Gardens 35 min

Downtown St. Petersburg 50+ min

Area beaches 45-60+ min

Major connections

SR 52

SR 54

US 41

SUNCOAST
PKWY

I-75 / I-275

Wellness, Nature & Innovation

A New Standard for Living Well

At Angeline, wellness and everyday living go hand in hand. This thoughtfully planned community in Central Pasco County offers open spaces, resort-style amenities, trails, and a connected lifestyle designed for active adults who want comfort, convenience, and a strong sense of community.



Innovative by Design

Angeline is being created with forward-thinking design, walkable spaces, and modern infrastructure that support healthy, active living. From scenic outdoor areas to future-focused planning, the community is built to enhance quality of life today and for years to come.



Six ideas shape the broader Angeline vision

Health & Wellness

Fun & Adventure

Conservation & Stewardship

Education & Technology

Energy Savings & Technology

Transportation & Connectivity

Technology in the plan includes ULTRAFi high-speed connectivity and Streetleaf solar-powered streetlights. Availability, provider plans and neighborhood coverage should be verified for the specific home.

The Medley Club - Resident Hub



Private amenity center for Angeline Active Adult residents

March 22, 2024

GRAND OPENING

12,029 sq. ft.

CLUBHOUSE SIZE

55+ residents

EXCLUSIVE
NEIGHBORHOOD ACCESS

11233 Banyan Breeze Blvd.
CLUBHOUSE & WELCOME
CENTER

What the club offers

The Medley Club gives the active-adult neighborhood its own daily hub for fitness, swimming, court sports, games, social gatherings and dining. Confirm guest limits, reservation rules, operating hours and any food, beverage, class or event charges.

Fitness, Dining & Social Spaces

The clubhouse is designed to support both scheduled programming and informal time with neighbors.

Fitness center

Individual workouts and organized wellness programming.

Yoga studio

A dedicated space for yoga and other group movement classes.

Cafe & bar

On-site food, beverage and a casual social setting.

Cards, billiards & games

Rooms intended for informal play and organized groups.

Communal kitchen

Supports resident gatherings, demonstrations and events.

Ballroom & gathering areas

Flexible spaces for larger events and community programs.

Operating details to confirm

Cafe/bar hours and minimums • class schedules and fees • room reservations • guest access • private-event rules • age requirements for guests

Pools, Courts & Florida Sunshine



Water amenities

- Resort-style pool
- Beach-style entry
- Dedicated lap pool
- Outdoor bar and lounge
- Seating and sun areas



Court sports

Pickleball

Bocce

Shuffleboard

A buyer should ask whether courts are reservation-based, whether leagues or open-play groups are active, what guest rules apply, and whether equipment, lessons or organized programs carry additional fees.

Trails, Farm & Green Space



The active-adult neighborhood sits inside a much larger wellness-oriented master plan.

Up to 100 miles

A planned network of trails and paved pathways for walking, jogging and biking.

The Farm at Angeline

Professionally managed farm, fresh produce for purchase and educational/community programming.

Community garden

An opportunity for residents to connect with growing, food and neighbors.

3,600+ acres

Natural and undeveloped green space identified in the broader master plan.

Available versus planned

The farm and Medley Club are operating. The full trail network, regional park, City Center and lagoon are phased projects. Ask for a current amenity map and do not assume the entire master plan is complete.

An Active, Social Day at Medley

These are representative ways residents may use the amenities - not a promise of a fixed daily schedule.

MORNING

- Lap swimming or water aerobics
- Yoga or fitness class
- Walk or bike on community paths

AFTERNOON

- Pickleball, bocce or shuffleboard
- Garden or farm visit
- Cards, billiards or games

EVENING

- Cafe/bar time with neighbors
- Ballroom or social event
- Outdoor gathering or casual dinner

The strongest indicator of current community energy is the actual monthly calendar. Ask to see the latest calendar before choosing a home, especially if organized classes, social events or competitive court play are important to you.

Clubs, Groups & Committees

Something for everyone

Court-sport groups

Pickleball leagues or open play; bocce and shuffleboard groups.

Fitness & wellness

Yoga, water aerobics, walking, cycling and group fitness.

Cards, billiards & games

Regular play groups, tournaments or casual social sessions.

Garden & farm

Gardening, produce, cooking or farm education programs.

Social & interest clubs

Dining, travel, arts, books, music, welcoming and special events.

Committees & volunteers

Social, welcome, facilities, landscape or resident advisory roles - if active.

The Lagoon: Planned, Not Yet Dated



Please note this is a sample picture of a Lagoon Metro has build in a different Florida development, not the actual picture of the planned Lagoon to be built in Angeline.

What is planned

- Clear blue water and sandy beaches
- Swim-up bar
- Floating obstacle course
- Paddleboards and family programs

Current status – Mid-2026

Metro describes the lagoon as "future" and "upcoming." We did not find a publicly committed completion or opening date. Buyers should treat it as a planned amenity, not an existing amenity or a guaranteed near-term delivery.

Buyer guidance

Do not base a purchase decision, home value assumption or monthly budget on a specific lagoon opening date until Metro or the governing documents publish a firm, updated schedule and access/fee structure.

Four Collections, Many Ways to Live

Lennar currently markets attached villas and detached single-family plans exclusively for active adults 55+.



Active Adult Villas

ATTACHED VILLAS

1,398-1,747 sq. ft. \$230,890-\$264,890

PLAN SIZE

JULY 2026 PLAN RANGE



Active Adult Villas II

ATTACHED VILLAS

1,398-1,747 sq. ft. \$253,100-\$299,000

PLAN SIZE

JULY 2026 PLAN RANGE



Active Adult Manors

SINGLE-FAMILY

1,683-2,366 sq. ft. \$375,500-\$426,100

PLAN SIZE

JULY 2026 PLAN RANGE



Active Adult Estates

SINGLE-FAMILY

2,216-2,775 sq. ft. \$465,100-\$520,700

PLAN SIZE

JULY 2026 PLAN RANGE

Pricing changes quickly

Base prices, quick-move-in prices, lot premiums and incentives change independently. Current inventory may price below a plan's published "from" price. Request dated price and incentive sheets for the exact homesite.

Five Plans - Smallest to Largest

Representative published plans in 2026. Exact inventory, elevations, included features and lot conditions vary.

PLAN / COLLECTION	SQ. FT.	BED / BATH	STORIES	GARAGE	FROM PRICE	LOT / HOMESITE
Sunrise II Villas II	1,398	2 / 2	1	1-car	\$253,100	Attached villa; exact parcel varies
Dayspring II Villas II	1,616	2 / 2	1	1-car	\$289,100	Attached villa; exact parcel varies
Splendor II Manors	1,783	2 / 2	1	2-car	\$380,135	Detached homesite; exact parcel varies
Meridian II Manors	2,366	3 / 3	2	3-car	\$426,100	Detached homesite; exact parcel varies
Daybreak II Estates	2,775	3 / 3.5	1 + storage	3-car	\$520,700	Detached estate homesite; exact parcel varies

Lot size varies by homesite

Lennar does not publish one standard lot dimension for each model. Homesites vary by phase, street, view and parcel geometry. Verify the exact parcel, survey and recorded plat.

Daybreak note

Lennar describes Daybreak II as single-story living with an upstairs storage room; the main bedrooms and living spaces are on the first floor.

Villas: Compact, Attached & Low-Maintenance



SUNRISE II 2 beds | 2 baths | 1-car garage From \$253,100

1,398 sq. ft.

Open living area, private owner's suite and covered patio.



DAYSPRING II 2 beds | 2 baths | 1-car garage From \$289,100

1,616 sq. ft.

Adds a flex room, patio and golf-cart/recreation storage.



AURORA II 2 beds | 2.5 baths | 1-car garage From \$299,000

1,747 sq. ft.

Largest Villas II plan with an extra half bath and more living space.

Villas II fee snapshot

\$567.42

Approx. HOA / month

\$2,286.84

Approx. special assessment

What to verify for a villa

- Roof and exterior responsibility
- Grounds, irrigation and pest control
- Insurance structure and reserves
- Parking and golf-cart storage

Legacy Villas

The older Active Adult Villas collection may have different HOA and assessment amounts. Verify the exact property.

Manors & Estates



MANORS

1,683-2,366 sq. ft.

PLAN	SQ. FT.	FROM
Morningtide II	1,683	\$375,500
Splendor II	1,783	\$380,135
Sunburst II	1,959	\$382,625
Dawning II	2,145	\$388,500
Meridian II	2,366	\$426,100

**MOSTLY ONE STORY;
MERIDIAN II IS TWO STORY**

**Approx. HOA: \$518.95/mo
Special assessment: \$3,698.04**



ESTATES

2,216-2,775 sq. ft.

PLAN	SQ. FT.	FROM
Argent II	2,216	\$465,100
Halos II	2,350	\$469,700
Eventide II	2,611	\$485,700
Daybreak II	2,775	\$520,700

**LARGEST PLANS AND
LARGER-GARAGE OPTIONS**

**Approx. HOA: \$518.95/mo
Special assessment: \$4,405.68**

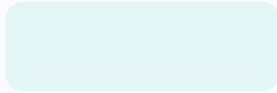
Verify inventory

Not every plan is available on every release or homesite. Prices and incentives can change without notice.

Lot Size, Views & Property-Specific Details

Lot size is determined by the actual parcel - not simply by the floor-plan name.

**Attached villa
example**



About 3,200 sq. ft.

**Manor listing
examples**



About 6,000 sq. ft.

**Estate listing
example**



About 8,558 sq. ft.

RECENT LISTING EXAMPLES - NOT STANDARD LOT SIZES

Setting

Pond, conservation, interior, road-adjacent, corner or cul-de-sac.

Parcel

Recorded lot dimensions, easements, setbacks and survey.

Flood & drainage

Flood zone, pond proximity, grading and insurance requirements.

Home condition

Build stage, upgrades, warranties, permits and resale condition.

Taxes & assessments

CDD/special assessment, tax basis and future changes.

Insurance

Structure, roof, wind, flood and villa/master policy coordination

Approximate HOA & CDD / Special Assessments

Official Lennar plan pages publish approximate monthly HOA fees and a separate special-assessment amount. The exact property tax bill and estoppel control.

COLLECTION	MONTHLY HOA	SPECIAL ASSESSMENT	IF ANNUAL: /MO.	PLANNING TOTAL /MO.
Villas II	\$567.42	\$2,286.84	\$190.57	\$757.99
Manors	\$518.95	\$3,698.04	\$308.17	\$827.12
Estates	\$518.95	\$4,405.68	\$367.14	\$886.09

How to read this table

The monthly-equivalent and planning-total columns divide the published special assessment by 12. That is a budgeting aid, not a statement that the assessment is billed monthly. Public tax records commonly show these as annual non-ad-valorem assessments, but phase and property amounts can differ.

Current HOA estoppel

Latest tax bill

Current budget & reserves

Capital / transfer fees

Collection-specific services

Insurance responsibility

What May Be Included - and What to Verify

Commonly shown in public listing data

- Medley Club, pool and recreational facilities
- Association and community management
- Internet service in many listings
- Common-area or grounds-related maintenance
- Some villa listings show structure maintenance, trash or pest control
- Services vary by phase, collection and recorded declaration

Usually separate or property-specific

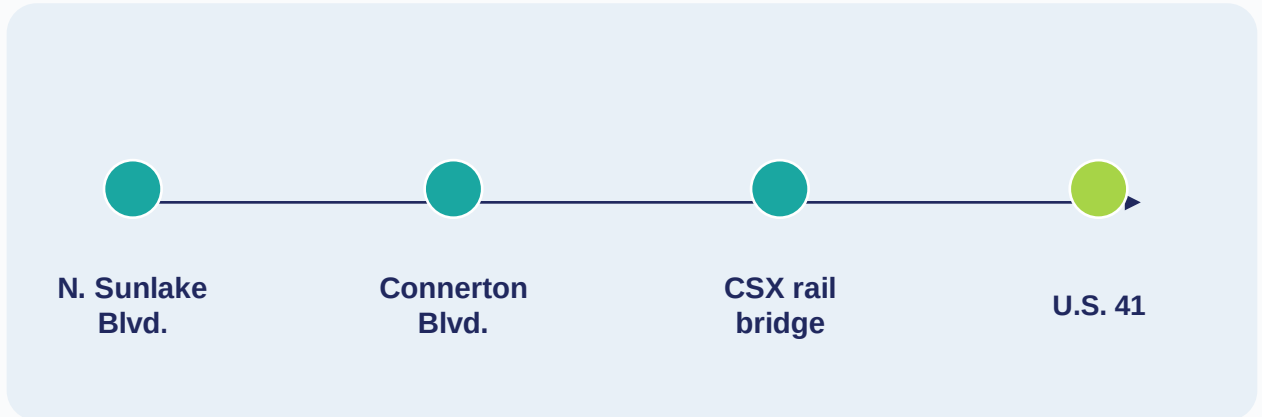
- CDD / special assessment and property taxes
- Homeowners, wind and flood insurance
- Electric, water, sewer and most household utilities
- Cafe/bar purchases, private events or optional classes
- Roof, exterior, irrigation and landscaping scope
- Guest, transfer, capital or resale-related charges

The documents to request

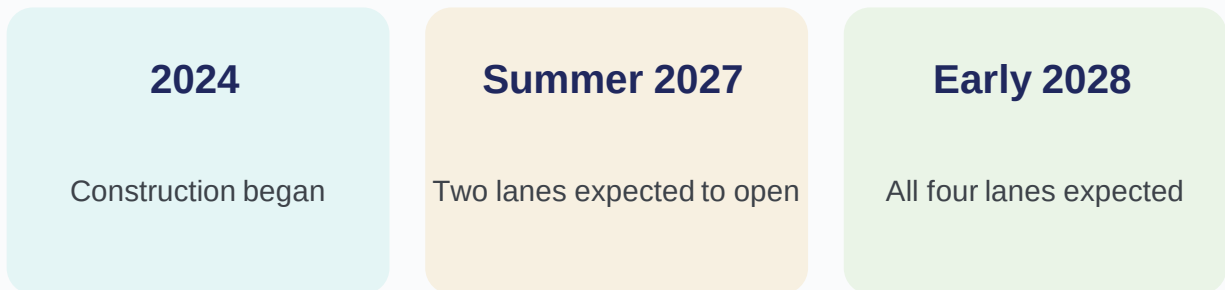
Current HOA and club budgets • declaration and neighborhood supplement • current fee schedule • estoppel • latest property tax bill • CDD assessment detail • villa/master insurance information • maintenance matrix • rules, guest policies and resale/transfer fees

Ridge Road Extension to U.S. 41

Phase II will extend Ridge Road 3.75 miles from North Sunlake Boulevard to Land O' Lakes Boulevard / U.S. 41.



Current public target - June 2026 update



Project elements

5-foot sidewalk • 12-foot multiuse path • 5-foot bike lanes • water and reclaimed-water mains • new CSX railroad bridge

Schedule caution

These are current public targets, not guarantees. Construction, railroad clearances, weather, permitting and funding can change the opening schedule.

Everyday Convenience + Regional Access

Shopping & everyday needs

US 41, SR 52 and SR 54 provide groceries, pharmacies and services. Regional destinations include Tampa Premium Outlets, Cypress Creek Town Center and The Shops at Wiregrass.

Dining & entertainment

Wild Thyme Cafe at The Farm is inside Angeline. Wesley Chapel offers KRATE at the Grove and broad restaurant choices; upscale dining expands toward New Tampa and Tampa.

Healthcare

Moffitt Speros Outpatient Center opened in January 2026. Full-service options include St. Joseph's Hospital-North and AdventHealth Wesley Chapel.

Airports & downtowns

Tampa International and Downtown Tampa are roughly 22-35 minutes in Metro planning materials; Downtown St. Petersburg is about 50 minutes.

Golf within reach

Nearby regional choices include The Groves, Plantation Palms, Lake Jovita and Tampa Bay Golf & Country Club. Policies and travel times vary.

Beaches & day trips

Clearwater, Honeymoon Island, Fred Howard Park and St. Pete beaches are practical day trips; Metro materials estimate area beaches at roughly 45-60+ minutes.

Future convenience inside Angeline

Metro plans a future City Center with retail, dining and entertainment. Buyers should separate what is open today from what is shown in long-term master-plan materials.



READY TO EXPLORE?

Make Angeline Active Adult part of your next chapter.

BUYER TOUR CHECKLIST

Tour the Medley Club, pools and courts.

Request the current activity calendar and club directory.

Compare Villas, Manors and Estates by lifestyle - not only price.

Review the exact homesite, survey, flood zone and insurance quote.

Request current HOA/CDD fees, tax bill, estoppel and governing documents.

Treat the lagoon and Ridge Road schedule as future plans until completed.



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SCAN TO CONNECT