



DEL WEBB BEXLEY

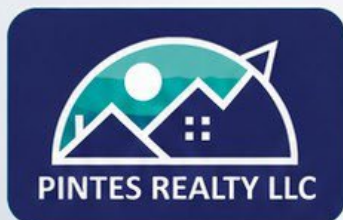
55+ Active Adult Community Guide



Land O' Lakes,
Florida



Resort-Style Living
North of Tampa



Presented by

Jim & Rhina Pinciotti
Pintes Realty LLC

*Your Real Couple for All
Your Real Estate Needs*



Jim 813-263-5650



Rhina 813-362-3651



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Welcome to Del Webb Bexley

A gated 55+ community combining low-maintenance homes, an active social calendar, and easy access to Tampa Bay conveniences.



Del Webb Bexley is a completed active-adult community in Land O' Lakes, approximately 20 miles north of Tampa. Developed on roughly 489 acres, the neighborhood includes about 850 single-family homes, scenic ponds, protected natural areas, trails, and a central amenity campus.

The community's lifestyle is centered around The Meridian clubhouse, organized activities, fitness and recreation, and exterior maintenance services designed to give residents more time to enjoy the community and the surrounding Tampa Bay area.

Community at a Glance

Community Type	55+ active adult	Homes	About 850
Home Type	Single-family	Status	Resale community
Years Built	Approx. 2018-2023	Setting	Gated, ponds & natural areas
Home Sizes	1,372-3,950 sq. ft.	Bedrooms	Generally 2-5
Garages	Mostly 2-3 car	Golf	No on-site course

The Meridian Clubhouse & Resort Amenities

The amenity campus is the social and recreational heart of Del Webb Bexley.



The Meridian is commonly reported as a roughly 18,000-square-foot coastal-style clubhouse. It supports everyday fitness, classes, clubs, social gatherings, performances, games, arts and crafts, and casual food-and-beverage service.

Indoor Amenities

- Fitness center with modern equipment
- Multipurpose rooms
- Aerobics, yoga and dance studio
- Demonstration kitchen
- Grand ballroom / large social room
- Locker rooms
- Arts and crafts studio
- Casual food and beverage area

Outdoor Amenities

- Resort-style zero-entry pool
- Outdoor amphitheater and event lawn
- Heated resistance / exercise pool
- Walking and biking trails
- Spa / hot tub
- Community gardens
- Tennis courts
- Dog park
- Pickleball courts
- Scenic lakes and ponds
- Bocce ball courts
- Outdoor patios and gathering spaces

An Active, Social Lifestyle

A full-time lifestyle program helps residents stay connected, active, and engaged throughout the year.



Tennis, pickleball and other outdoor recreation are major components of the community lifestyle.

Examples of Clubs, Activities & Classes

- Pickleball and tennis play
- Bocce ball
- Swimming and aqua fitness
- Fitness, aerobics and yoga classes
- Walking and biking groups
- Arts and crafts
- Cards, billiards and game groups
- Seminars and educational programs
- Holiday parties and themed events
- Live entertainment and outdoor performances
- Gardening
- Resident golf groups play nearby courses

Activities and club offerings can change with resident interest and the community calendar. Buyers should request a current monthly lifestyle calendar during their visit.

Lifestyle Advantages

- Built-in opportunities to meet neighbors
- Fitness and wellness options close to home
- Low-maintenance living with lawn care included
- Golf-cart-friendly neighborhood streets
- Easy access to shopping, dining and medical services

Homes & Floor Plans

Single-story designs dominate, with open living areas, flexible rooms and indoor-outdoor living suited to Florida.



Homes were offered across multiple collections, including Scenic, Distinctive, Echelon, Garden, Classic and Estate series. Common design features include open kitchens, islands, gathering rooms, flex rooms or dens, walk-in closets, covered lanais, wider hallways and walk-in showers. Some larger homes include lofts, guest suites and three-car garages.

Representative Home Spectrum

Example	Approx. Sq. Ft.	Beds	Baths	Garage	Typical Appeal
Contour	1,405	2 + flex	2	2-car	Downsizing with flexible space
Prosperity	1,670	2 + flex	2	2-car	Open plan with added storage
Martin Ray	1,968	2 + flex	2	2-car	Popular mid-size entertaining plan
Stardom	2,269	2 + flex	2.5	2-car	Larger living and guest spaces
Pinnacle	2,488	3	3	2-3 car	Expanded guest and entertaining capacity

Community-wide references indicate an overall range of approximately 1,372 to 3,950 square feet, generally with two to five bedrooms, two to four bathrooms, and attached two- to three-car garages. Exact dimensions and configurations vary by model, elevation, options and later owner modifications.

Current Resale Market

Del Webb Bexley is now primarily a resale community, so availability and pricing change frequently.

About Del Webb Bexley

Del Webb Bexley in Land O'Lakes, Florida is a 55+ community just over 20 miles north of Tampa. This community is home to 850 residences and a variety of amenities, including a large clubhouse where clubs, events, and activities are regularly held. Residents also have less to worry about around the house, with homeowners' association (HOA) fees taking care of common areas and yard maintenance. Members of the community then have much more free time to explore the area, with daily necessities, health care, and local attractions all a short trip away.

Homebuyers looking to move to the Tampa, FL area should consider Del Webb Bexley homes for sale in their search.

Recent July 2026 listing snapshots showed limited inventory, with smaller two-bedroom homes around the mid-\$300,000s and larger or highly upgraded homes ranging substantially higher. Community-wide asking prices can vary based on size, lot, water view, pool, upgrades, garage configuration and condition.

Illustrative July 2026 Listing Snapshot

Price	Beds	Baths	Sq. Ft.	Notes
\$349,997	2	2	1,368	Entry-size resale
\$360,000	2	2	1,400	Compact single-story
\$380,000	2	2	1,368	Updated resale example
\$525,000	2	2	1,982	Larger mid-size

Market note: This snapshot is not an appraisal or a complete list of homes for sale. Current MLS data should be reviewed before making a purchase decision.

What Usually Drives Value

- Water or preserve view
- Private pool or expanded lanai
- Premium lot size or orientation
- Kitchen and bath upgrades
- Impact-resistant windows or storm features
- Three-car or golf-cart garage
- Solar, generator or energy improvements
- Recent roof, HVAC and appliance updates

HOA & CDD Fees

Understand both recurring association costs and property-tax assessments before comparing homes.

HOA Fee: Range between \$290 - \$488 per month

Public 2026 community references **report HOA fees ranging approximately from \$290 to \$488 per month, depending on home size, series and service allocation.** Monthly amounts must be confirmed for the specific property and current budget.

Commonly Reported HOA Inclusions

- Lawn mowing and edging
- Lawn fertilization and weed treatment
- Irrigation service or common irrigation responsibilities
- Amenity and clubhouse access
- Common-area maintenance
- Gate and community operations
- Lifestyle programming and management

CDD Assessment - Proposed FY 2026-2027

The Del Webb Bexley Community Development District proposed budget shows annual assessments that vary by lot width. The total includes operations and maintenance plus Series 2018 debt service and is expected to appear on the November 2026 Pasco County property tax bill.

Lot Type	O&M	Debt Service	Proposed Total / Year
40-foot	\$867.50	\$680.00	\$1,547.50
50-foot	\$867.50	\$850.00	\$1,717.50
65-foot	\$867.50	\$1,105.00	\$1,972.50

Important: These are proposed fiscal-year figures, not a parcel-specific closing statement. Some debt may have been prepaid, and budgets can change. Verify the current HOA estoppel, CDD assessment, tax record and any special assessments before contract deadlines.

Location & Nearby Conveniences

A central Pasco County location near the Suncoast Parkway, SR 54, U.S. 41 and major Tampa-area destinations.

Del Webb Bexley is positioned for convenient access to Land O' Lakes, Lutz, Wesley Chapel, Trinity, Tampa and Spring Hill. Daily needs, health care, shopping and restaurants are located along the SR 54 and U.S. 41 corridors.

Shopping & Daily Needs

- Publix, Winn-Dixie and ALDI
- Target, Walmart and nearby shopping plazas
- Walgreens and CVS
- The Shops at Wiregrass & Tampa Premium Outlets within the broader area
- Restaurants and services along SR 54, U.S. 41 and Land O' Lakes Boulevard

Health Care

- AdventHealth Wesley Chapel
- BayCare Hospital Wesley Chapel
- St. Joseph's Hospital - North
- HCA Florida Trinity Hospital
- Morton Plant North Bay Hospital
- Local physicians, specialists and urgent-care centers

Recreation & Destinations

- Plantation Palms Golf Club
- TPC Tampa Bay and other nearby golf options
- Land O' Lakes Heritage Park
- Bexley trails and parks
- Busch Gardens Tampa Bay
- Museum of Science & Industry
- Tarpon Springs and Gulf Coast beaches
- Downtown Tampa and Tampa International Airport

Drive times vary significantly with traffic. Buyers should test their preferred routes during both normal and peak travel periods.

Is Del Webb Bexley Right for You?

A practical comparison checklist for active-adult buyers.

A Strong Match If You Want...	Consider Carefully If You Need...
✓ A newer, gated 55+ community ✓ Extensive resort-style amenities ✓ Lawn maintenance included ✓ A full social and fitness calendar ✓ Single-family homes with modern layouts ✓ Quick access to Tampa and Pasco conveniences	• An on-site golf course • Very low monthly fees • New-construction builder warranties • A large supply of homes to choose from • CDD-free ownership in every section • Walkable urban restaurants and retail

Buyer Due-Diligence Checklist

- Confirm the age-qualification requirements
- Request the current HOA budget, rules and estoppel
- Verify exact HOA fee and included services
- Check the parcel-specific CDD and tax bill
- Review insurance availability and premiums
- Inspect roof, HVAC, plumbing, electrical and windows
- Confirm pool, lanai and improvement permits
- Review club and amenity schedules
- Compare commute and medical-access routes
- Ask about rental, pet, parking and golf-cart rules

Let Us Help You Explore Del Webb Bexley

Local guidance for community tours, home comparisons, resale analysis and contract strategy.



JIM & RHINA PINCIOTTI

Pintes Realty LLC

Your Real Couple for All Your Real Estate Needs

Jim Pinciotti - Broker

813-263-5650

Jim@PintesRealty.com

Rhina Cortes-Pinciotti –

Broker Associate

813-362-3651

Rhina@PintesRealty.com

sellandbuyintampa.com

We can arrange a personalized community tour, compare available homes, review estimated monthly ownership costs, and help you evaluate Del Webb Bexley alongside other Tampa Bay 55+ communities.

Source Notes & Important Disclosures

Community Data and fees can change. All measurements, prices, amenities, rules, HOA services, assessments and availability should be independently verified before purchase. Pintes Realty LLC is not affiliated with Del Webb, PulteGroup, the HOA or the CDD.