

DEL WEBB RIVER RESERVE

BUYER EDITION



Del Webb River Reserve 55+ Active Adult Community Guide

HOMES | AMENITIES | FEES | LIFESTYLE

Prepared for prospective homebuyers by Jim & Rhina Pinciotti



PINTES REALTY LLC

Your Real Couple for All Your Real Estate Needs

A Personal Introduction

Welcome to Del Webb River Reserve

Choosing a home here is about more than bedrooms and square footage. It is about understanding the home series, the amenity campus, the HOA and CDD structure, current builder pricing, and the lifestyle details that affect the home you are considering.

We created this independent guide to help buyers tour the community with clarity, compare plans thoughtfully, and know which costs and documents should be verified before signing.



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SellAndBuyInTampa.com

Local Knowledge. Personal Service.

We can accompany you on a builder visit, compare available homes and home sites, review current fees, and help you evaluate Del Webb River Reserve alongside other Tampa Bay 55+ communities.

How to Use This Guide

This guide is organized around the questions prospective buyers ask most often: What is the lifestyle? What amenities are planned? Which floor plans and lot sizes should I compare? What do the HOA and CDD cover? And what should be verified before I sign?

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Important

This is an independent real estate information guide prepared by Pintes Realty, LLC. It is not an official Del Webb, PulteGroup, HOA, CDD, or community-association publication.

Prices, fees, plans, amenities, rules, construction schedules and services can change. Property-specific documents and current written information should be reviewed before purchase.

Del Webb River Reserve at a Glance



55+

AGE-RESTRICTED ACTIVE
ADULT

430 acres

PROPERTY SIZE

~692

APPROX. HOMESITES

18,000 sq. ft.

THE LODGE CLUBHOUSE

3 series

SCENIC | DISTINCTIVE |
ECHELON

Gated

MANNED + VIRTUAL ENTRY

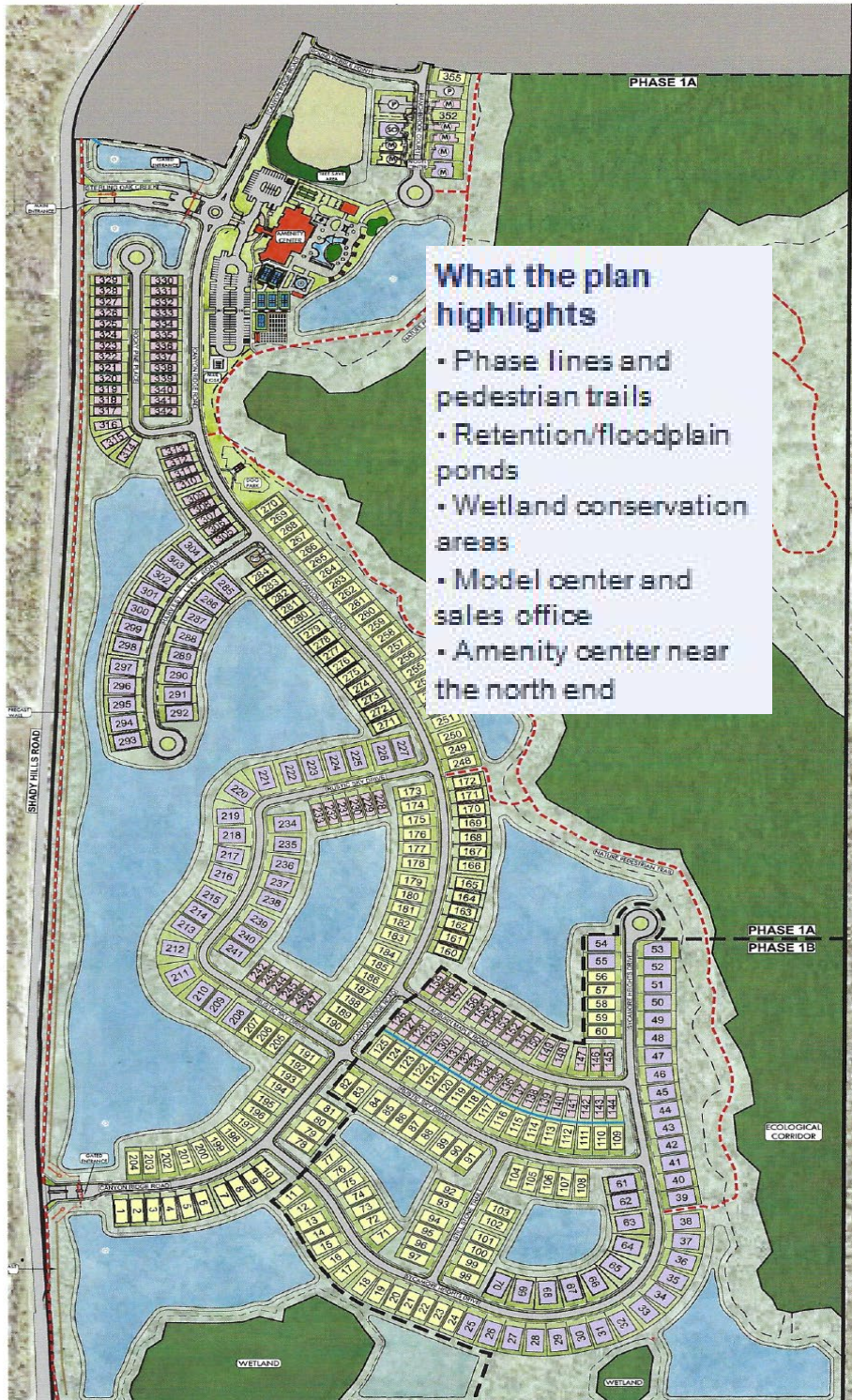
Resort-style active adult living

The community is planned around The Lodge amenity campus, pools, fitness, recreation, social spaces, a bar and grill, trails, ponds and conservation areas. Golf carts are permitted within the community subject to HOA rules.

Source note:. Community details are subject to change.

Site Plan, Home Series & Lot Dimensions

DEL WEBB RIVER RESERVE SITE MAP



LEGEND

-  SUBJECT PROPERTY
-  PHASE LINE
-  PEDESTRIAN TRAIL
-  BOARDWALK
-  6' PRECAST WALL
-  4' ALUMINUM FENCE
-  6' CHAINLINK FENCE
-  WETLAND CONSERVATION AREA
-  RETENTION POND
-  DRY POND
-  FLOODPLAIN POND
-  MODEL CENTER HOME
-  MODEL CENTER PARKING
-  SALES OFFICE

- 40' x 120' - SCENIC SERIES
- 50' x 120' - DISTINCTIVE SERIES
- 65' x 120' - ECHELON SERIES



AMENITY CENTER

Del Webb®
RIVER RESERVE

Scenic Series

40 ft x 120 ft
homesites

Distinctive Series

50 ft x 120 ft
homesites

Echelon Series

65 ft x 120 ft
homesites

Conceptual plan - final layout, phases, homesites, trails, ponds and amenities subject to change.

The Lodge & Resort Amenity Campus



Pools & Spa

- Heated resort-style pool
- Lap pool
- Resistance pool
- Spa and cabanas

Courts & Games

- Pickleball courts
- Shaded pickleball
- Bocce courts
- Cornhole + putting green

Outdoor Lifestyle

- Shaded turf
- Firepit
- Garden center
- Lakeside setting

The Lodge is the center of daily life

The supplied builder materials describe an 18,000-square-foot clubhouse with fitness, gathering and social spaces plus an extensive outdoor amenity campus.

Inside The Lodge



Site plan is for conceptual purposes only and should not be considered a true geographical representation. The developer, at its sole discretion, reserves the right to make modifications, revisions and changes it deems desirable. All information presented herein is subject to change without notice. ©2025 Pulte Home Company, LLC. CGC1519936 3-27-25

Del Webb
RIVER RESERVE

Gather, dine & create

- Cotee River Tavern - indoor/outdoor bar & grill
- Wildwood 1 + Wildwood 2 multi-purpose rooms
- Redrock Hall great room
- Riverview Cafe coffee lounge
- Woodland Studio art/craft room

Fitness, views & play

- The Quarterdeck overlook
- Ironwood Lounge golf simulator
- Canyon Creek Fitness Room
- Whitewater Movement Studio
- Locker rooms

The clubhouse floor plan is conceptual and may change. Verify final room names, operating hours and access rules with the HOA/community team.

Pools, Pickleball, Bocce & More



Water Features

- Zero-entry heated resort-style pool
- Lap pool and resistance pool
- Spa, shaded areas and cabanas

Court Sports

- Pickleball courts and shaded pickleball
- Bocce courts
- Golf-cart friendly circulation

Casual Recreation

- Putting green
- Cornhole
- Firepit and shaded turf

Green Space

- Community garden
- Event lawn described in FAQ
- Ponds, trails and conservation areas

Cotee River Tavern, Great Room & Social Spaces



Cotee River Tavern

The Lodge plan identifies an indoor/outdoor bar and grill, with The Quarterdeck overlook as an additional social area. The fee sheet notes a \$500 annual food and beverage fee once the tavern is open to residents.

Redrock Hall & Cafe

The clubhouse plan labels Redrock Hall as the great room and Riverview Cafe as a coffee lounge, supported by multipurpose rooms for events, meetings and clubs.

Live Your Best Lifestyle

Fitness, Movement & Golf Simulator



Canyon Creek Fitness Room

The Lodge plan identifies a dedicated fitness room. The builder FAQ describes a state-of-the-art fitness center as a core clubhouse amenity.

Ironwood Lounge Golf Simulator

An indoor golf simulator is shown in the clubhouse plan. This complements nearby off-site golf options without requiring an on-site golf course.

Whitewater Movement Studio

A dedicated movement studio is shown in the clubhouse plan for group fitness and wellness programming.

Woodland Studio

The art/craft room provides another indoor space for resident clubs, classes and creative activities.

Everyday Living: Age Rules, Guests, Golf Carts & Mail

Age qualification

The community is age-restricted under HOPA. The builder FAQ states that at least one person residing in the home must be age 55 or better.

Children & grandchildren

The builder FAQ says children and grandchildren under age 22 may visit up to 90 calendar days per year, per child.

Golf carts

Golf carts may be driven through the community as long as drivers comply with HOA rules and regulations.

Mail & packages

USPS will designate a mail kiosk. The FAQ states that large parcel packages can use a provided key; UPS and FedEx deliver to the home.

Amenity access

Homeowners will access amenities during HOA-established operating hours. The FAQ notes that guest restrictions will be developed by the HOA.

Nearby golf - not on site

There is no on-site golf course, the following there are many nearby options including Meadow Oaks, The Groves, Oak Hills, Southern Hills Plantation, Lake Jovita and Cabot Citrus Farms.

Buyer note

Age rules, guest limits, amenity access, golf-cart rules and package procedures should be confirmed against current HOA documents before purchase.



Warranty, Fences, Irrigation, Rentals & Closing

Home warranty

The builder FAQ describes a transferable 10-5-2-1 year warranty program. The included-features sheet further references 10-year structural, 5-year water intrusion, 2-year mechanical and 1-year workmanship coverage.

Fences

Because of the community's low-maintenance design, the FAQ states that fences will not be permitted unless the home has a pool.

Irrigation water

Reclaimed water is expected to be available for irrigation systems and paid by each homeowner.

Rentals

The builder FAQ says annual renting is permitted and leasing documents must be recorded by the HOA.

Recreational facilities

The FAQ states that The Lodge and community common areas are intended to be owned by the Community Association and deeded free and clear of liens, mortgages or encumbrances.

Closing timing

An estimated completion date is provided at contract. Final completion varies by homesite location and construction progress; buyers should confirm current estimates with the sales consultant.

Confirm the governing documents

Marketing FAQs are helpful orientation tools, but recorded documents, written HOA/CDD information and your contract should control your decision.

Between Land O' Lakes & Spring Hill

Del Webb River Reserve
13899 Ranchbrook Court,
Spring Hill, FL 34610
Builder sales office: (352) 654-1115

• Mid-Florida Amphitheatre



number of residents may be younger and no one under 19 years of age. Some residents may be younger than 55. Prices, options and are subject to change without notice. Community Association fees required. Additional terms, conditions only, are not intended to be an actual representation of a specific community, and depict models containing features available for an additional cost. This material shall not constitute a valid offer in any state where prior registration is required. ©2023 Pulte Home Company, LLC. All rights reserved. CGC1519936, 6/30/25

Parks & recreation

- Linda Pedersen Park
- Jenkins Creek Park
- Weeki Wachee Springs State Park
- Delta Woods Park
- Anderson Snow Park
- Three Sisters Springs

Beaches & travel

- Clearwater Beach
- Honeymoon Island
- Fred Howard Park
- Pine Island Park
- Tampa International Airport
- St. Pete-Clearwater Airport

Shopping & dining

- Publix, Target, Walmart, Kohl's, Lowe's
- Tampa Premium Outlets
- The Grove
- The Shops at Wiregrass
- Citrus Park Mall

Medical facilities listed in the builder FAQ

- Bayfront Health - 5.4 miles
- TGH Spring Hill - 6.2 miles
- HCA Bayonet Point - 9 miles
- HCA Florida Oak Hill - 12 miles
- Morton Plant North - 13 miles
- AdventHealth - 16 miles

Distances are estimated and should be treated as approximate for planning references.

Three Home Series at a Glance

Scenic Series			40 ft x 120 ft homesites	
Design	Beds	Baths	Sq. Ft.	Base
Contour	2	2	1,405	\$296,990
Flagstone	2	2	1,518	\$304,990
Hallmark*	2	2	1,655	\$316,990

Distinctive Series			50 ft x 120 ft homesites	
Design	Beds	Baths	Sq. Ft.	Base
Prosperity	2	2	1,670+	\$375,990
Mystique*	2-3	2-3	1,889+	\$393,990
Palmary	2-3	2	1,943+	\$397,990
Prestige*	2-3	2.5	2,080+	\$409,990
Mystique Grand	3-4	3-4	2,748+	\$454,990

Echelon Series			65 ft x 120 ft homesites	
Design	Beds	Baths	Sq. Ft.	Base
Stardom*	2-3	2.5-3.5	2,269+	\$527,990
Stellar	3	3-4	2,483+	\$541,990
Renown	3	3.5-4.5	2,808+	\$558,990
Stellar Grand*	4	4-5	3,361+	\$600,990

*Base prices shown are Elevation FM1 and were revised 7/7/26. Prices, premiums and options are subject to change.

Scenic Floor Plans: Efficient, Single-Story Living

Contour

2 bedrooms | 2 baths | flex room | 2-car garage
1,405 sq. ft. |
Base \$296,990

Flagstone

2 bedrooms | 2 baths | flex room | 2-car garage
1,518 sq. ft. |
Base \$304,990

Hallmark*

2 bedrooms | 2 baths | flex room | 2-car garage
1,655 sq. ft. |
Base \$316,990

1,655 A/C Sq. Ft.

2 - 3 Bedrooms | 2 Baths | 2-Car Garage

HALLMARK | SCENIC SERIES



Elevation FM1



Elevation FM3



Elevation CO2A



Elevation CO3



Elevation FM2

Hallmark configuration note

The supplied Hallmark elevation sheet states 2-3 bedrooms, while the 7/7/26 builder summary lists 2 bedrooms plus a flex room. Treat this as a configuration/options distinction and verify the exact current plan before purchase.

Scenic homesites

The supplied site-map legend identifies Scenic homesites as approximately 40 ft x 120 ft.

Best for buyers who want

Smaller footprints, 2-car garages, flex-space options and the lowest starting prices in the current builder sheet.

Distinctive Floor Plans: More Space & Flexibility

Prosperity

2 BR | 2 BA | flex | 2-car | 1,670+ sq. ft. | \$375,990

Mystique*

2-3 BR | 2-3 BA | flex | 2-car | 1,889+ sq. ft. | \$393,990

Palmary

2-3 BR | 2 BA | flex | 2-car | 1,943+ sq. ft. | \$397,990

Prestige*

2-3 BR | 2.5 BA | flex | 2-car | 2,080+ sq. ft. | \$409,990

Mystique Grand

3-4 BR | 3-4 BA | flex | 2-car | 2,748+ sq. ft. | \$454,990



Distinctive homesites

The supplied site-map legend identifies Distinctive homesites as approximately 50 ft x 120 ft. Elevation/configuration sheets may show broader bedroom and square-footage ranges than the base-price summary - verify the exact current plan.

Echelon Floor Plans: Larger Homes & Garages

Stardom*

2-3 BR | 2.5-3.5 BA | flex | 2-3 car | 2,269+ sq. ft. | \$527,990

Stellar

3 BR | 3-4 BA | flex | 3-car | 2,483+ sq. ft. | \$541,990

Renown

3 BR | 3.5-4.5 BA | flex | 3-car | 2,808+ sq. ft. | \$558,990

Stellar Grand*

4 BR | 4-5 BA | flex | 3-car | 3,361+ sq. ft. | \$600,990



Echelon homesites & configuration ranges

The site-map legend identifies Echelon homesites as approximately 65 ft x 120 ft. Supplied elevation sheets show configuration ranges that can extend above the starting square footage on the 7/7/26 price summary, so verify the exact elevation and options for the home you select.

Builder Features Worth Comparing

Kitchen

- Select quartz countertops
- Aristokraft 42-in cabinets
- Stainless freestanding gas range
- Microwave/hood + dishwasher
- 50/50 undermount sink + disposal
- Pantry per plan + icemaker waterline

Owner suite & baths

- Comfort-height vanities
- Quartz counters + ceramic undermount sink
- Dual sinks in owner bath
- Water-saving comfort-height commodes
- Tile owner shower with seat
- Vikrell tub/shower in secondary baths

Construction & exterior

- Concrete block wall construction
- Engineered roof trusses with hurricane tie-downs
- Reinforced slab with vapor barrier
- Paver entry, driveway and lanai
- Whole-house seamless gutters
- St. Augustine sod + irrigation
- Fiber-cement siding on second floor
- Underground utilities

Interior & efficiency

- 18x18 ceramic tile in key living areas
- Low-E dual-pane windows
- R-30 ceiling insulation
- Low-consumption plumbing fixtures
- 15 SEER air conditioner listed
- LED downlighting + rocker switches
- Prewire for ceiling fans per plan

Named products listed

- Moen plumbing fixtures
- Rinnai tankless gas water heater
- Schlage hardware
- Carrier HVAC
- Sherwin-Williams paint
- Whirlpool appliances
- Sentricon + Taexx pest systems

Related Pulte services

- Pulte Mortgage
- PGP Title
- Pulte Insurance Agency

Verify the exact specification

Features, brands, floor-plan details and options can change. Confirm the current specification sheet and contract selections for the exact home you purchase.



Connectivity, Convenience & Builder Coverage

Included smart-home package

- Structured wiring enclosure
- Wireless access-point prewire(s)
- Video doorbell
- Smart thermostat(s)
- Touch-pad security control panel
- Motion-sense light switch at garage entry
- USB A & C outlet in kitchen and owner suite
- WiFi-enabled garage door
- White-glove move-in service

Alarm.com service

The smart-home sheet states that each home is prewired for connectivity and includes three years of complimentary Alarm.com app service.

Warranty snapshot

- 10-year structural
- 5-year water intrusion
- 2-year mechanical
- 1-year workmanship

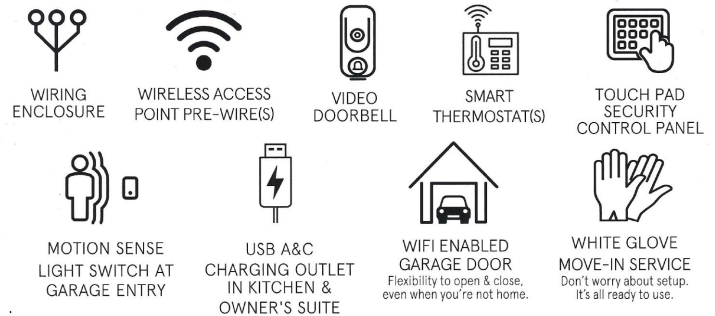
What to verify

The smart-home fine print notes that some additional features may cost extra and technology compatibility can change. Confirm what is installed in the exact home.



INCLUDED SMART HOME TECHNOLOGY PACKAGE

Every Home is Prewired for Connectivity
3 Year Complimentary Service of the Alarm.com App



Certain Del Webb Smart Home features are available for an additional cost and may be installed by a third party after your home purchase. Del Webb makes no representation or guarantee that equipment, networks, or services will satisfy all homeowner needs or that such equipment, network, services, or any connected devices are secure or will prevent cyberattacks or privacy intrusions even if properly configured. Wireless performance in homes will vary due to construction and/or design changes, placement of appliances/furniture, usage, and local conditions. Homeowners must obtain their own internet service and determine their bandwidth needs. Some features of Del Webb Smart Home may require a compatible device and require that you have an account with a third party. Features shown or described are each a model, manufacturer, type, and grade selected by builder, and builder reserves the right to substitute the selection at any time without notice. Any warranty or guarantee of any product included or installed is ordered by the product manufacturer or installer and not Del Webb, and builder does not warrant any product or its installation. Features of the Del Webb Smart Home are not a substitute for a home security system or monitoring company. See sales consultant for details regarding Del Webb Smart Home features and costs. Photograph is for illustrative purposes only and is not an actual representation of any features or designs of a specific home or features offered. This material shall not constitute a valid offer in any state where prior registration is required or if void by law. ©2020 PulteGroup, Inc. All rights reserved. 9/9/23



What the HOA Covers & Current Monthly Fees

HOA services listed

- Use of Del Webb River Reserve amenities
- Maintenance of amenities and common-area landscape
- Landscape and irrigation within homesites
- 24-hour entry-gate monitoring
- SpeedStream high-speed internet and streaming TV
- Maintenance of roadways within the gates



Monthly HOA Fee

Series	Pre-Amenity / Restaurant*	Post-Amenity / Restaurant**	Freq.
Scenic	\$257.74	\$401.32	Monthly
Distinctive	\$264.57	\$408.43	Monthly
Echelon	\$281.57	\$426.11	Monthly

Fee notes

* The builder flyer marks the pre-amenity / restaurant fee as excluding amenity costs and the annual food and beverage fee.

** A separate \$500 annual food and beverage fee is stated to begin once Cotee River Tavern is open to residents.

Gate coverage

The FAQ describes a manned gate from 7am-7pm and a virtual gate attendant from 7pm-7am. The HOA fee sheet describes 24-hour entry-gate monitoring.

CDD Services & Monthly Cost Snapshot

CDD services listed

- Maintenance of ponds and mowing pond banks
- Maintenance of wetlands and mitigation areas
- Maintenance of storm-drainage system
- Maintenance of pond fountains

How the CDD charge is shown

The builder flyer separates annual Operations & Maintenance from CDD Debt, then shows a total annual and monthly amount for each home series.

CDD Assessment by Series

Series	O&M	CDD Debt	Annual Total	Monthly
Scenic	\$356.18	\$1,075.06	\$1,431.24	\$119.27
Distinctive	\$356.18	\$1,343.83	\$1,700.01	\$141.67
Echelon	\$356.18	\$1,746.98	\$2,103.16	\$175.26

Illustrative Monthly HOA + CDD Snapshot

Scenic	\$377.01 pre	\$520.59 post
Distinctive	\$406.24 pre	\$550.10 post
Echelon	\$456.83 pre	\$601.37 post

Snapshot = monthly HOA fee + monthly CDD amount from the same builder flyer. It does not include the separate \$500 annual food and beverage fee, taxes, insurance, utilities, financing, home-site premiums or options. Verify current amounts for the exact property.

What to Observe & Verify

Arrival & access	Observe traffic, gate procedures, visitor processing and golf-cart circulation.
Home & lot	Compare lot orientation, pond/wetland adjacency, road noise, drainage and the exact plan/elevation.
Amenities	Tour The Lodge, pools, courts, fitness, tavern, golf simulator, trails and outdoor gathering areas.
Lifestyle	Ask for the current activity calendar, amenity hours, guest rules and club/program information.
HOA services	Confirm lawn/irrigation, internet/streaming, road, gate and amenity responsibilities for the exact property.
CDD & total cost	Price HOA, CDD, taxes, insurance, utilities, financing, the annual food/beverage fee, premiums and options.
Documents	Request current HOA documents, budgets, rules, architectural standards, estoppel information and CDD materials.
Construction	Review the exact included features, upgrade selections, warranty coverage, completion estimate and walkthrough process.

Before you sign

Confirm current pricing, the exact home-site premium, options, property-specific HOA/CDD amounts, age/occupancy rules, insurance, title, inspection findings and any planned or pending assessments in writing.

READY TO EXPLORE?

Make Del Webb River Reserve part of your next chapter.



BUYER TOUR CHECKLIST

- Tour The Lodge, pools, courts, fitness, tavern and golf simulator.
- Compare home series, floor plans, homesites and builder options.
- Review the current HOA/CDD fees and the separate food/beverage fee.
- Ask for current HOA rules, age qualifications and leasing guidance.
- Obtain property-specific insurance and financing estimates.



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SCAN TO CONNECT

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