



Esplanade at Wiregrass Ranch 55+ Resale Buyer Guide

HOMES | AMENITIES | FEES | LIFESTYLE

Prepared for prospective homebuyers by Jim & Rhina Pinciotti



Your Real Couple for All Your Real Estate Needs

A Personal Introduction

Welcome to Esplanade at Wiregrass Ranch

Choosing a resale home here is about more than bedrooms and square footage. It is about understanding the original floor plan, the homesite and phase, The Venue, the current HOA and tax structure, and the property-specific details that can change from one resale to the next.



We created this independent guide to help buyers compare resales with clarity and confidence. Use it as a starting point, then let us help you evaluate the exact home, lot, fees, documents, inspections and insurance before you commit.

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[SellAndBuyInTampa.com](https://sellandbuyintampa.com)

Local Knowledge. Personal Service.

We can help you compare active Esplanade resales, review property-specific HOA/CDD and tax information, identify original plan features, and coordinate inspections and due diligence.

How to Use This Guide

This guide is organized around the questions active-adult resale buyers ask most often: What is the lifestyle? Which amenities are established? Which original plans should I compare? What do the current HOA, tax and CDD records show? And what should be verified for the exact property?

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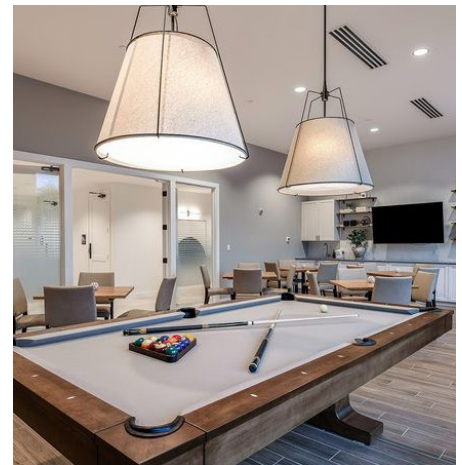
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Important

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

Fees, rules, services and market conditions can change. Property-specific documents and current written information should be reviewed before purchase.

Esplanade at Wiregrass Ranch at a Glance



55+

AGE-QUALIFIED ACTIVE
ADULT

3 collections

45 | 52 | 62

9 plans

CURRENT PUBLISHED
REFERENCES

**1,689-3,004 sq.
ft.**

PUBLISHED BASE PLAN
RANGE

The Venue

RESORT AMENITY CENTER

Wesley Chapel

PASCO COUNTY, FLORIDA

Established resort-style active adult living

The community centers daily life around The Venue, resort pools, sports courts, wellness, social programming, trails, dining and pet-friendly amenities.

Resale note: original plan specifications are useful reference points, but the exact as-built home, options, additions and recorded documents control.

Established Community: What Changes on Resale



Homesite & setting

Pond, preserve, interior, road-adjacent, corner and cul-de-sac settings can change privacy, views, insurance and maintenance considerations.

As-built home

Pools, lanais, room options, garages, windows, generators, flooring and remodels should be verified against permits, inspections and seller disclosures.

Phase & assessments

Community Development District status is not uniform across every parcel. Check the exact property record and tax bill.

Current documents

Review the current HOA estoppel, budgets, rules, architectural standards, insurance responsibilities and any pending assessments for the property.

Buyer takeaway

Compare the exact resale property, not just the marketing description or original floor-plan name.



Wesley Chapel Convenience

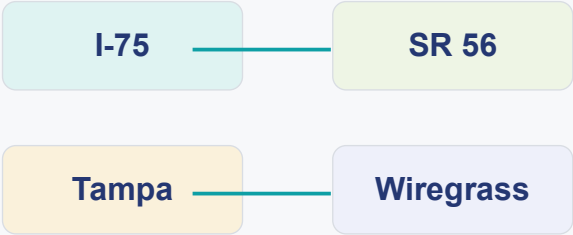
Community / sales center

4268 Rosatti Road
Wesley Chapel, FL 33545

The Venue / onsite association

29707 Provinciale Parkway
Wesley Chapel, FL 33543
813-708-5005

Regional connections



Less than 30 miles from Tampa, with quick access to The Shops at Wiregrass, AdventHealth, dining and Gulf Coast recreation.

Shopping

The Shops at Wiregrass
Tampa Premium Outlets

Healthcare

AdventHealth Wesley Chapel
Regional medical services

Dining

Wesley Chapel / SR 56 corridor
Casual to upscale options

Travel

I-75 / I-275 connections
Tampa and Gulf Coast day trips

Planning note

Travel time depends on route, traffic and destination; use current mapping for the exact trip.

Resort Living Built Around The Venue



Lifestyle programming

Wine tastings, culinary experiences, excursions, concerts and special events.

Wellness

Fitness, movement, spa programming and personal-training opportunities.

Social connection

Meeting spaces, multi-purpose rooms, billiards, cafe service and community events.

Outdoor activity

Pool time, courts, trails, fire gathering, event lawn and pet-friendly spaces.

The resale advantage

Because the amenity campus is established, buyers can tour the spaces and evaluate the lifestyle they are actually buying into.

The Venue & Resort Amenity Campus



Water

Resort pool, spa and resistance pool.

Sports

Pickleball, tennis, bocce and flex/sports lawn.

Gather

Event lawn, fire pit, grills, trails and bark park.

Pools, Courts, Trails & Green Space



Water features

Heated resort-style pool and spa
Resistance pool
Cabanas / lounging areas

Court sports

Pickleball
Tennis
Bocce ball

Gathering

Outdoor BBQ / dining
Fire gathering area
Formal events lawn

Green space

Walking trails
Fitness lawn
Fenced bark park

Buyer tip: visit at the times of day you expect to use the pool, courts and trails so you can observe activity levels, shade and parking.

Inside The Venue: Gather, Play & Connect



Gathering spaces

Meeting and gathering rooms support clubs, activities, classes and social events.

Catering kitchen

The Venue includes a catering kitchen for community programming and organized events.

Billiards & games

A billiard room and multi-purpose areas create indoor options beyond fitness and pool time.

Lifestyle team

Programming is curated around resident interests; schedules, clubs and reservation rules evolve.

Ask for the current calendar

A current activity calendar is one of the best ways to understand the day-to-day lifestyle.

24-Hour Fitness, Movement & Training



Fitness center

Cardio and strength-training equipment plus free weights and performance-training space.

Movement studio

Dedicated studio space supports group fitness, flexibility and wellness programming.

Locker rooms

Restrooms, showers and towels are described as part of the fitness-center experience.

Resident access

Taylor Morrison states residents may access the fitness center 24 hours a day.

Class schedules, personal training, equipment and access procedures can change - verify current association rules.

Treatment, Relaxation & Recovery



Spa treatment room

Taylor Morrison describes curated spa rituals and healing therapies focused on relaxation and recovery.

Pool & spa

The outdoor resort campus combines pool time, spa soaking and shaded relaxation areas.

Wellness programming

Lifestyle programming includes spa and wellness events alongside fitness and social activities.

Buyer note

Some treatments, classes and special programs may have reservations or additional fees. Ask for the current schedule and pricing.

Toasted Cafe, Events & Outings



Toasted Cafe

Taylor Morrison describes breakfast, lunch and all-day snack options designed around varied tastes and diets.

Curated events

Wine tastings, culinary experiences, concerts, excursions and lifestyle events are part of the Esplanade program mix.

Clubs & connections

The community-program model is designed to create recurring opportunities to meet neighbors around shared interests.

Current details matter

Menus, hours, events, reservations and fees can change. Ask for the current calendar and cafe information during your tour.

Age Rules, Guests, Pets & Access

Age qualification

At least one resident of the household must be age 55 or older.

Permanent residency

The official amenity-plan footnote states no one under age 22 may be in permanent residency.

Guests

Guest and amenity-access rules should be confirmed against current governing documents and association policies.

Fitness access

Taylor Morrison states residents may access the fitness center 24 hours a day.

Pets

A fenced Bark Park and pet-focused lifestyle programming are promoted for residents.

Entry & credentials

Current resident onboarding references keycards / gate access procedures; verify current vehicle and guest-access rules.

Governing documents control

Marketing materials are helpful orientation tools, but current recorded documents and written association policies should guide a resale decision.

Original Plan References for Resale Buyers

Taylor Morrison currently publishes nine plan references across three collection widths. For resale buyers, these names are most useful for understanding the original design - not for determining the exact present condition or value of a specific home.

45 Collection

2 PUBLISHED PLAN REFERENCES

Roma

Arezzo

Florence

52 Collection

6 PUBLISHED PLAN REFERENCES

Milan

Farnese

Genoa

62 Collection

1 PUBLISHED PLAN REFERENCE

Azzurro

Lazio

Pallazio

Resale-first guide

Taylor Morrison still shows limited new-home / quick-move-in inventory as of August 2026. This guide intentionally focuses on resale due diligence and does not use current builder pricing as a resale valuation tool.

Published base-plan range: 1,689-3,004 sq. ft. Actual resales can differ because of options, structural changes and later improvements.

Nine Plans: A Resale Reference

Published specifications are reference points. Verify the exact as-built resale, county records, survey, permits and inspection findings.

PLAN	SQ. FT.	BED / BATH	STORIES	GARAGE
Roma	1,689	2 / 2	1	2-car
Milan	1,838	2 / 2*	1	2-car
Azzurro	1,886	2-3 / 2	1	2-car
Arezzo	1,926	3 / 2	1	2-car
Farnese	2,100	2-3 / 2-3	1	2-car
Lazio	2,275	3 / 3	1	2-car
Florence	2,628	3-4 / 3-4	2	2-3 car
Genoa	2,903	3-4 / 3-4	2	2-car
Pallazio	3,004	3-4 / 3	1	2-car

* Milan note

Taylor Morrison's current community summary lists 2 baths. Some resale/property marketing may show a half bath or option variation; verify the exact home

Compact One-Story Plans

ROMA

1,689 sq. ft.

2 beds | 2 baths | 2-car

The smallest current published plan reference - useful for buyers prioritizing a more compact footprint.

MILAN

1,838 sq. ft.

2 beds | 2 baths* | 2-car

One-story reference plan. Verify exact bath configuration and structural options on the resale.

AZZURRO

1,886 sq. ft.

2-3 beds | 2 baths | 2-car

Flexible bedroom count in the published plan range; actual flex-room use can vary by home.

AREZZO

1,926 sq. ft.

3 beds | 2 baths | 2-car

A three-bedroom one-story reference plan commonly seen in current resale and builder inventory.

What matters on resale

Garage extensions, outdoor kitchens, pools, screened lanais, lot orientation, roof age and interior updates can matter more than the original plan name.



Mid-Size One-Story Plans

FARNESE

2,100 sq. ft.

2-3 beds | 2-3 baths | 2-car

A one-story plan with published flexibility in bedroom and bath count. Current builder inventory illustrates how finished square footage and bath counts can exceed the base summary.

LAZIO

2,275 sq. ft.

3 beds | 3 baths | 2-car

A three-bedroom, three-bath one-story reference plan. Resale buyers should verify extensions, lanai configuration and pool / outdoor-living improvements.

Good comparison questions

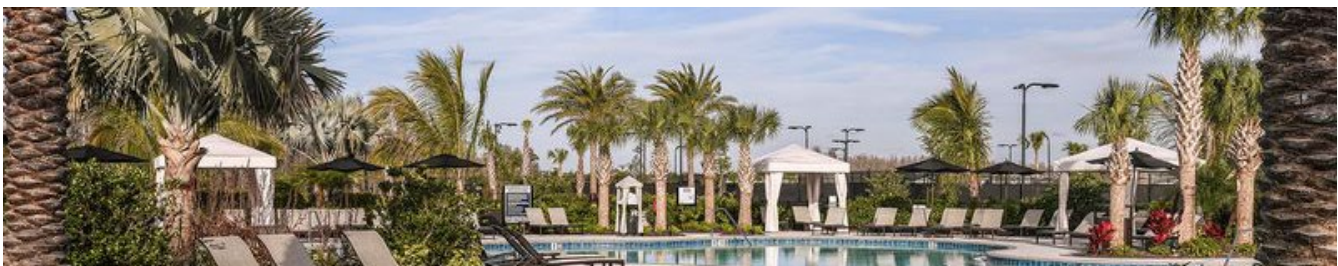
Is the den enclosed? Is there a pool?
How deep is the lanai? Are there garage extensions or storage upgrades?

Condition questions

Roof, HVAC, water heater, windows, appliances, paint, flooring, landscaping, pests and any past insurance claims.

Square footage can vary

Builder quick-move-in examples already show finished square footage above the current base-plan summary. Treat published plan size as orientation, not a substitute for the exact property record.



Larger & Two-Story Plans

FLORENCE

2,628 sq. ft.

3-4 beds | 3-4 baths
2 stories | 2-3 car

A larger two-story reference plan with published garage flexibility.

GENOA

2,903 sq. ft.

3-4 beds | 3-4 baths
2 stories | 2-car

A larger two-story reference plan. Consider stairs, guest separation and upstairs-use preferences.

PALLAZIO

3,004 sq. ft.

3-4 beds | 3 baths
1 story | 2-car

The largest current published base-plan reference and a one-story design.

Single-story priorities

Primary living on one level, guest separation, office/flex use, storage and garage configuration.

Two-story priorities

Stair use, HVAC zones, upstairs guest space, roof geometry, insurance and maintenance access.

Resale comparison

Compare usable layout, upgrades, lot, pool/outdoor living and condition - not just raw square footage.



Homesite, Condition & Property-Specific Details

Lot & view

Recorded lot dimensions, easements, setbacks, pond/preserve adjacency, road noise and drainage.

Roof & exterior

Tile roof age/condition, gutters, paint, stucco, windows/doors, lanai screens and pool equipment.

Mechanical

HVAC age/service, water heater, appliances, electrical, plumbing, generator and smart-home components.

Improvements

Pools, outdoor kitchens, enclosures, room changes, garage work and other improvements - verify permits.

Insurance

Wind mitigation, 4-point if applicable, flood zone, claims history, roof requirements and replacement-cost assumptions.

Documents

Seller disclosures, HOA estoppel, survey, title, permits, warranties, service records and inspection reports.

Do not skip the inspection

An established 55+ community does not eliminate normal resale due diligence. Inspection scope should be tailored to the home's age, upgrades and insurance needs.

HOA, CDD & Property-Tax Snapshot

For resale budgeting, use public numbers only as orientation. The exact property's current estoppel, tax bill and recorded assessment information control.

HOA planning range

Current 2026 public examples show

1. Roughly \$481-\$523 per month:
2. \$1,443 quarterly on one active listing
3. \$510/month in another active listing
4. \$523/month in another

Verify as fee schedules change from one year to another.

CDD is parcel-specific

Pasco records show Wiregrass II CDD on a Phase I example, while selected Phase 2 & 3 and Phase 5A & 5B records show Community Dev District: N/A. Do not assume one community-wide CDD amount.

Property taxes can reset

Pasco property records warn that a significant taxable-value increase may occur when a property is sold. Seller exemptions / assessment limitations should not be used as the buyer's future-tax budget.

What to request

Current HOA estoppel and fee schedule
 Latest property-tax bill
 CDD / non-ad-valorem detail
 Current budget and reserves
 Pending assessments or capital charges

Budget for the exact address

For a resale, the street address and parcel record matter more than a generic community fee sheet.

Public examples checked Aug. 14, 2026. Fees and property records can change.

What May Be Included - and What to Verify

Current resale marketing commonly describes the following services, but association coding and responsibilities can vary by property and over time.

Commonly advertised in recent resale listings

- Yard / grounds maintenance
- Annual mulching in at least one current listing
- Reclaimed irrigation water
- Spectrum TV / internet package
- Use of resort amenities

Still verify for the exact home

- Roof / exterior responsibility
- Private-road and common-area scope
- Water / sewer / gas coding
- Insurance responsibilities
- Transfer, capital or resale charges

Documents to request

- Declaration and amendments
- Current rules / architectural standards
- Current budget and reserves
- Estoppel and fee schedule
- Insurance information
- Any pending assessment notices

The Venue / association contact

29707 Provinciale Parkway
Wesley Chapel, FL 33543
Onsite: 813-708-5005
After hours: 800-720-0028

MLS is not the governing document

Listing data is useful for orientation, but current association documents and an estoppel should control your understanding of fees and responsibilities.

Everyday Convenience + Regional Access

Shopping

The Shops at Wiregrass
Tampa Premium Outlets
Wesley Chapel retail corridors

Healthcare

AdventHealth Wesley Chapel
Physicians / urgent care across the SR
56 corridor

Dining & social

Wiregrass / SR 56 restaurants
The Grove / KRATE area
New Tampa and Tampa options

Airports & downtown

Tampa International Airport
Downtown Tampa
St. Petersburg / Gulf Coast day trips

Golf within reach

Multiple public / semi-private courses
across Wesley Chapel, Land O' Lakes
and north Tampa

Beaches & recreation

Gulf Coast beaches, parks and springs
are practical regional day trips; check
current drive times.

Location takeaway

Esplanade pairs a resort-style neighborhood with a Wesley Chapel location close to major shopping, healthcare and I-75 access.



READY TO EXPLORE?

**Make Esplanade at
Wiregrass Ranch part of
your next chapter.**



RESALE BUYER TOUR CHECKLIST

- Tour The Venue, pools, courts, fitness center and lifestyle spaces.
- Confirm current age, occupancy, guest and access rules.
- Identify the original plan - then verify the exact as-built home and improvements.
- Review the homesite, survey, flood zone, roof, insurance and inspection findings.
- Request current HOA estoppel, budget, fee schedule and governing documents.
- Verify parcel-specific CDD / non-ad-valorem status and estimate post-sale taxes.

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SCAN TO CONNECT