



LAND O' LAKES, FL

LIVE. PLAY. EXPLORE.

FISHING

GOLF

PARKS

SHOPPING

DINING

COMMUNITY

From championship golf and beautiful lakes to charming neighborhoods and local dining, Land O' Lakes offers the perfect Florida lifestyle.

— *A great place to live, work & play!* —



LAND O' LAKES FLORIDA

55+ Relocation & Lifestyle Guide

A local guide to communities, golf, healthcare, dining, recreation and the Tampa Bay lifestyle.

Presented by Jim & Rhina Pinciotti • Pintes Realty, LLC

It's About More Than the House. It's About How You Want to Live.

Meet Jim & Rhina



Local Experience. Personal Perspective.

We are a husband-and-wife real estate team with more than 30 years of combined Tampa Bay experience. We also live in a 55+ community ourselves, so we understand that a successful move is about much more than the house.

We begin with the life you want to create — active or quiet, social or private, golf-oriented or low-maintenance — then connect that lifestyle to the right community.

“We don’t begin with ‘How many bedrooms?’ We begin with ‘How do you want to live?’”

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Why People Are Moving Here



Established 55+ golf living



Newer community amenities



Florida-style homes

Land O' Lakes is a growing suburban community in central Pasco County. Buyers are drawn to its lakes, golf, parks, newer development, lower-density feel and multiple 55-and-better choices.

55+ choices

The Groves is an established 55+ golf community. Del Webb Bexley and Medley at Angeline offer newer active-adult choices.

Room for your next chapter

Choose from established neighborhoods, golf communities, newer master-planned areas and new construction.

35,929 residents in the 2020 U.S. Census • U.S. 41 + SR 54 are two key everyday corridors.

Connected to the Tampa Bay Region

U.S. 41 / Land O' Lakes Blvd.

The established north-south corridor through Land O' Lakes.

SR 54 / SR 56

Shopping, dining, medical services and east-west access toward Wesley Chapel.

Interstate 75

Regional access toward Tampa and surrounding communities.

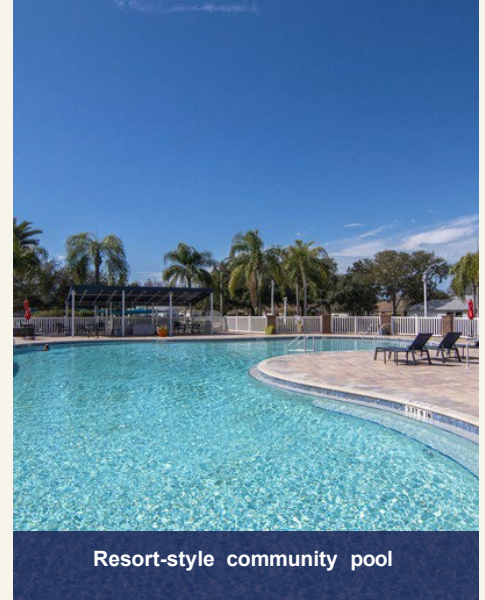
Suncoast / Veterans Corridor

Another major route toward Tampa and Tampa International Airport.



Test the routes at the times you will actually use them. In Tampa Bay, travel time can change how a location feels.

Find the Kind of Community That Fits You



Start with lifestyle

Golf-oriented or not? Social or quiet?
Low-maintenance? Close to healthcare or family?

Then compare the community

Established or new? 55+ or all-ages? HOA/CDD?
What will you actually use every week?

The best community is the one you will enjoy living in on an ordinary day.

Look Beyond the Model Home



A beautiful model home can be persuasive. The smarter move is to evaluate the lot, fees, future surroundings, included features and resale picture before you fall in love with finishes.

Lot & future surroundings

What may eventually be built behind, beside and in front of the home?

Full financial picture

Base price, lot premium, upgrades, HOA/CDD, insurance and financing all matter.

Amenities

Separate what exists today from what is planned.

Future resale

Consider how your home may one day compete with builder inventory.

The builder represents the builder. Your own representation matters.

Picture an Ordinary Tuesday

Not a vacation. Not closing day. A regular Tuesday six months after you move.



Golf



Pickleball



Fitness & wellness



Coffee & neighbors

A long amenity list is impressive. A lifestyle you genuinely use is better.

Think in Corridors



Land O' Lakes does not revolve around one traditional downtown. Everyday life follows a few key corridors — and where you live determines which one becomes yours.

U.S. 41

Local restaurants, everyday shopping and established businesses.

SR 54 / SR 56

Retail, medical services, restaurants and newer commercial development.

Wesley Chapel

A larger nearby concentration of shopping, healthcare, dining and entertainment.

Tampa

Professional sports, the airport, major entertainment and special-occasion dining.

Eat Like a Local



Lakeside dining



Local barbecue



Florida flavor

Part of learning a new area is discovering the places you will actually return to — for lunch, dinner and casual time with friends.

Ukulele Brand's

Old Florida-style lakeside dining with a relaxed local feel.

BellaBrava Bexley

Italian-focused dining in the Bexley area.

Hungry Harry's

A long-running Land O' Lakes barbecue favorite.

Capital Tacos

A casual stop for tacos and Tex-Mex flavors.

Stonewater Grill

A neighborhood choice for lunch, dinner or meeting friends.

Local flavor

Barbecue, seafood, cafés and easygoing neighborhood dining.

Relocation research should include dinner. The places you return to help a new community feel like home.

Local Places to Gather



Coffee shops, breweries and casual gathering places matter because they are where ordinary life happens — meeting a neighbor, catching live music or simply getting out of the house.

Breweries

In the Loop Brewing — Land O' Lakes

Florida Avenue Brewing Co. — Wesley Chapel

Coffee & casual meet-ups

Empire Coffee & Deli

Babe Coffee Lounge

Corner's Coffee & Creamery

The local lifestyle is built from small routines: coffee, dinner, a brewery stop, a walk, golf and time with neighbors.

Care Close to Home



Healthcare belongs near the top of a 55+ relocation checklist.

BayCare HealthHub — Land O' Lakes

Local outpatient healthcare access.

AdventHealth Wesley Chapel

Hospital and specialty-care access east of Land O' Lakes.

St. Joseph's Hospital-North — Lutz

A hospital option south of Land O' Lakes.

Greater Tampa Bay

Additional specialists and major medical systems throughout the region.

Before moving, confirm insurance networks, physicians, specialists and realistic drive times from the exact community you are considering.

Parks, Preserves & Quiet Florida Moments



Land O' Lakes and surrounding Pasco County offer outdoor places where the pace feels very different from the commercial corridors.

Land O' Lakes Recreation Complex

Community recreation and sports facilities close to home.

Conner Preserve

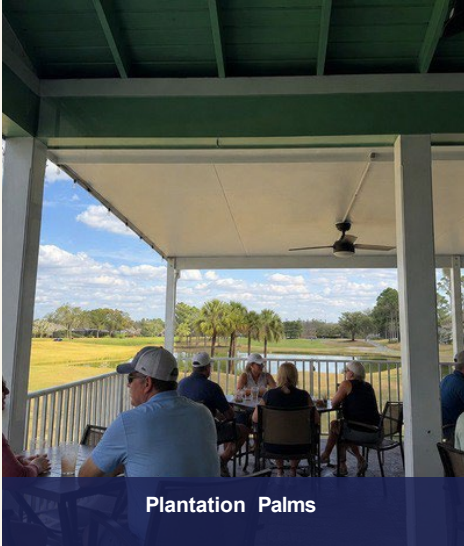
Natural Florida landscapes and trails near Land O' Lakes.

Suncoast Trail

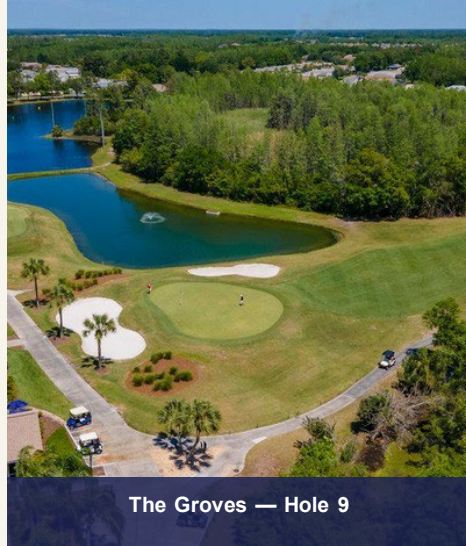
A regional paved multi-use trail along the Suncoast Parkway corridor.

Sometimes the amenity you use most is the trail, park or quiet morning route outside your door.

Golf in Land O' Lakes



Plantation Palms



The Groves — Hole 9



Golf & friendships

Two golf courses are directly in Land O' Lakes, and the broader north Tampa / Pasco area adds many more choices within a short drive.

In Land O' Lakes

The Groves Golf & Country Club
Plantation Palms Golf Club

Nearby choices

TPC Tampa Bay • Heritage Harbor • Saddlebrook •
Lexington Oaks • Fox Hollow • Lake Jovita • The
Club at Cheval

You do not have to live on a golf course to have plenty of golf nearby.

Beach Days Are Within Reach



Indian Rocks Beach, Pinellas County — a real Tampa Bay Gulf Coast beach and an example of the coastal lifestyle within reach from Land O' Lakes.

Clearwater Beach & Pier 60

One of the region's best-known white-sand beach destinations.

Honeymoon Island & Caladesi

Natural Gulf Coast scenery and barrier-island experiences in the Dunedin area.

Live inland. Keep Gulf Coast days within reach.

Sports Options Across Tampa Bay

Professional sports and Spring Training give fans something to follow nearly all year.



Tampa Bay Buccaneers

NFL • Raymond James Stadium



Tampa Bay Lightning

NHL • Amalie Arena



Tampa Bay Rays

MLB • Tampa Bay region



New York Yankees

Spring Training • Tampa



Philadelphia Phillies

Spring Training • Clearwater



Toronto Blue Jays

Spring Training • Dunedin

For baseball fans, February and March can feel like an extra season.

Explore the Greater Tampa Bay Area



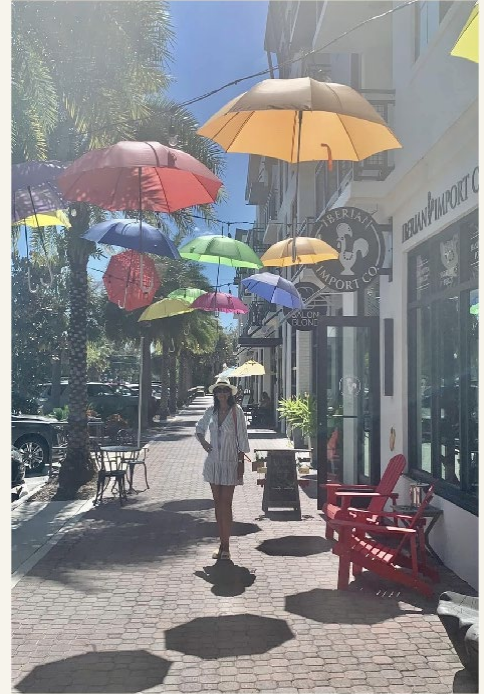
Downtown Tampa

Riverwalk ? museums ? dining ?
arena events



St. Pete

Waterfront ? museums ? arts ?
downtown energy



Downtown Dunedin

Walkable downtown ? local shops ?
dining ? waterfront character

One home base. Many different ways to spend the day.

Land O' Lakes Has a Different Side

The Land O' Lakes / Lutz area has historically been home to several established naturist and clothing-optional communities.

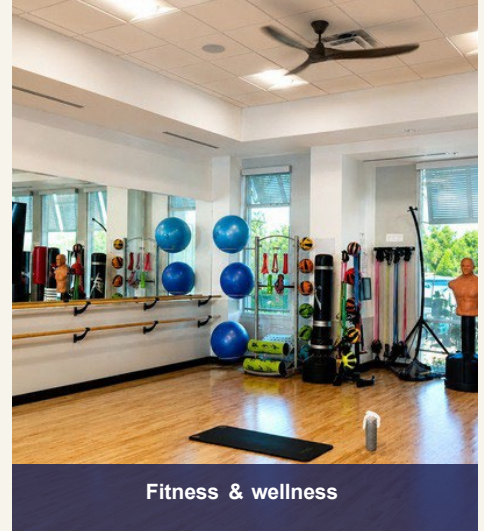
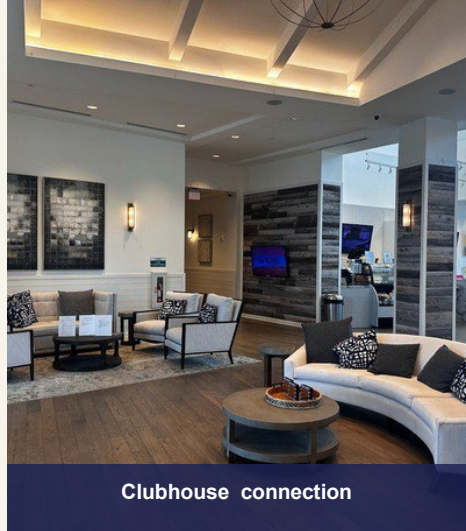
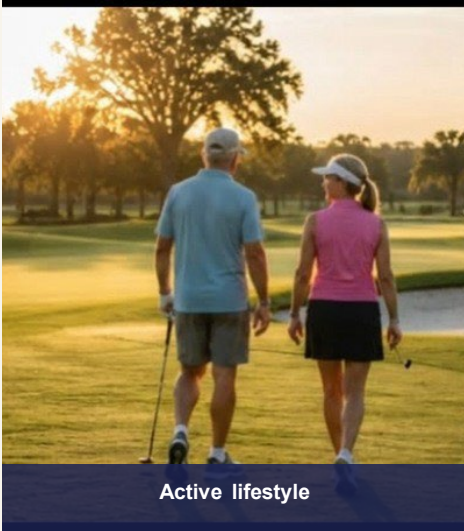
It is one of those unexpected local facts newcomers may discover only after they begin learning about the area.

So when we say the area offers a wide variety of lifestyles...

WE REALLY MEAN IT.

Your golf clubs, pickleball paddle — and wardrobe — are entirely up to you.

What Does 55+ Living Really Mean?



Age-qualified living

Communities may have specific age-occupancy rules. Review current governing documents.

Amenities

Pools, fitness, golf, pickleball and clubs add value only when they match your routine.

Social connection

For some relocating buyers, a built-in calendar can make meeting people easier.

Low-maintenance freedom

Lower exterior responsibility can create more time for travel, hobbies and family.

Choose the lifestyle first. Then choose the floor plan.

Questions to Ask Before Choosing a 55+ Community

What are the current HOA fees — and what do they include?

Are there separate club, golf, amenity or CDD fees?

What are the age-qualification rules for owners, household members and guests?

Which amenities are included and which require separate fees?

What are the pet, parking, leasing and guest restrictions?

Who maintains the lawn, exterior, roof and common areas?

How active is the social calendar — and does it match your personality?

How close are healthcare, groceries, restaurants and the routes you will use most?

What will everyday life feel like when you are not using the amenities?

The goal is not the most impressive community. It is the one that feels right on an ordinary day.

What Matters Most?

YOUR HOME

- ☐ Single-family
- ☐ Villa / low maintenance
- ☐ New construction
- ☐ Resale
- ☐ One story
- ☐ Home office

AMENITIES

- ☐ Pool / fitness
- ☐ Pickleball / tennis
- ☐ Golf
- ☐ Trails
- ☐ Clubs / social events

YOUR LOCATION

- ☐ Healthcare nearby
- ☐ Airport access
- ☐ Shopping / dining
- ☐ Close to family
- ☐ Gulf Coast access

YOUR COMMUNITY

- ☐ 55+
- ☐ Active / social
- ☐ Quiet
- ☐ Low maintenance
- ☐ Golf-oriented
- ☐ Established / newer

In my next chapter, I want more _____.

From “Maybe Florida” to Moving Day

BEFORE YOUR VISIT

- ☐ Establish your budget
- ☐ Speak with a lender
- ☐ Identify lifestyle priorities
- ☐ List healthcare needs

DURING YOUR VISIT

- ☐ Drive communities at different times
- ☐ Tour amenities
- ☐ Compare fees and restrictions
- ☐ Eat and explore like a local

BEFORE AN OFFER

- ☐ Review comparable sales
- ☐ Review community documents
- ☐ Verify applicable fees
- ☐ Discuss inspections and insurance

BEFORE MOVING

- ☐ Arrange utilities
- ☐ Update records
- ☐ Transfer healthcare
- ☐ Confirm closing and move logistics

Your move, organized — so you can focus on the life you are moving toward.

We Know the Transaction. We Understand the Transition.



Relocation Is Personal to Us

Jim relocated from Philadelphia more than 30 years ago. Rhina relocated from the Dominican Republic about 20 years ago. Today, we live in a 55+ community ourselves.

We understand the practical and emotional side of building a new life in a new place because we have done it.

We do not simply send listings. We help you understand the area, compare communities and test the lifestyle before you buy.

30+ Years Combined Experience

Tampa Bay real estate knowledge and transaction experience.

Personal 55+ Experience

We know the difference between reading an amenity list and actually living the lifestyle.



Let's Talk About How You Want to Live.



Whether you are relocating to Florida, exploring 55+ living, downsizing or considering new construction, the best place to start is a conversation about the life you want next.

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A Note for Relocating Buyers

Community amenities, builder programs, HOA/CDD fees, healthcare services, businesses, road conditions, travel times, attractions and other local information can change.

Named businesses, communities, healthcare providers, attractions and destinations are included for general relocation information and should be independently verified before making a purchasing or relocation decision.

Pintes Realty, LLC can assist clients with real-estate-related research and community information but cannot guarantee information supplied by builders, homeowners associations, businesses, healthcare providers, governmental agencies or other third parties.

Real estate, tax, legal, insurance and financial circumstances differ by buyer. Appropriate licensed professionals should be consulted regarding individual circumstances.

Fair Housing

Pintes Realty, LLC provides real estate services consistent with applicable federal, state and local fair-housing laws.

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