



MEDLEY
CLUB

MIRADA

BUYER EDITION



Medley at Mirada 55+ Resale Buyer Guide

HOMES | AMENITIES | FEES | LIFESTYLE

Prepared for prospective homebuyers by Jim & Rhina Pinciotti

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Your Real Couple for All Your Real Estate Needs



PINTES REALTY LLC

A Personal Introduction

Welcome to Medley at Mirada

Choosing a resale home here is about more than bedrooms and square footage. It is about understanding the original Lennar plan, the homesite and phase, the Medley Club, the lagoon relationship, and the property-specific fees, taxes, insurance and maintenance responsibilities that can change from one resale to the next.



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

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Local Knowledge. Personal Service.

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

How to Use This Guide

This guide is organized around the questions 55+ resale buyers ask most often: What lifestyle is already established? Which amenities are Medley-only versus community-wide? Which original plans should I compare? What should I verify for the exact HOA, tax, CDD and insurance picture?

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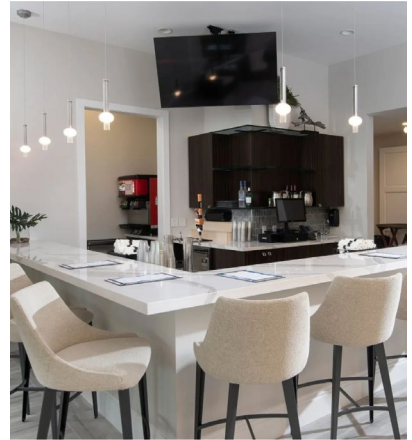
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Important

This is an independent real estate information guide prepared by Pintes Realty, LLC. It is not an official Lennar, Metro Development Group, MetroLagoons, HOA, CDD, Medley Club or community-association publication.

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

Medley at Mirada at a Glance



An age-qualified 55+ neighborhood within the larger Mirada lagoon community

55+

AGE-QUALIFIED ACTIVE ADULT

4 collections

LAGOON VILLAS • VILLAS •
MANORS • ESTATES

1,398–2,775 sq. ft.

ORIGINAL PUBLISHED PLAN
RANGE

Medley Club

PRIVATE ACTIVE-ADULT AMENITY
HUB

15-acre lagoon

MIRADA / METROLAGOONS
CENTERPIECE

800+ homes

55PLACES REPORTS 858
PLANNED/BUILT

Resale note: original plan specifications are useful reference points. The exact as-built home, options, improvements, association documents and recorded tax/assessment data control.

Established Community: What Changes on Resale

Resales can differ materially even when the original floor-plan name is the same.

01

Homesite & setting

Pond, wetland, interior, road-adjacent and corner settings can change views, privacy, drainage, insurance and maintenance considerations.

02

As-built home

Pools, lanais, generators, windows, flooring, remodels and added features should be checked against permits, inspections and seller disclosures.

03

Association services

Attached villas and detached homes can have different maintenance and insurance responsibilities. Obtain the current estoppel and governing documents.

04

Taxes & assessments

Pasco property records show the CDD field is not identical across all Medley phases. Always review the exact parcel record and current tax bill.

05

55+ qualification

Age-qualification and occupancy rules are governed by current documents. Confirm who must qualify, documentation, guest rules and long-term occupancy.

06

Current lifestyle

Because Medley and the lagoon are established, tour at the times you expect to use them and ask for the current activity calendar and access rules.

Buyer takeaway

Compare the exact resale property—not only the plan name or marketing description.



San Antonio Convenience

**Medley / Lennar
visitor address:**

**31800 Cannon Rush Dr.
San Antonio, FL 33576**

Regional connections

SR 52 • I-75 • Wesley Chapel • Tampa Bay

Shopping

Tampa Premium Outlets • The Shops at Wiregrass • everyday retail along SR 54/56

Healthcare

AdventHealth Dade City and AdventHealth Wesley Chapel are among the regional options.

Local character

San Antonio and Dade City offer smaller-town dining, parks and historic downtown experiences.



Planning note

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

The Medley Club — Resident Hub



Dedicated active-adult amenity campus for Mirada's 55+ neighborhood

Fitness center

WELLNESS & INDIVIDUAL
WORKOUTS

Bar & café

FULL-SERVICE FOOD / BEVERAGE
SPACE

Social events

YEAR-ROUND PROGRAMMING VIA
LIFESTYLE TEAM

Resort pool

BEACH-STYLE ENTRY & WATER
AEROBICS

What to confirm on a resale tour

Guest rules • operating hours • current calendar
• reservation policies • food/beverage charges •
resident-access credentials

Fitness, Café & Social Life

The clubhouse is designed to support both everyday use and an active social calendar.

**F**

Fitness

Lennar describes a premier fitness center as a core Medley Club feature.

C

Café & bar

A full-service bar and café give residents an onsite place to eat, relax and connect.

S

Social programming

Lennar says a lifestyle team coordinates year-round social events.

A

Ask for today's calendar

The actual current schedule is the best way to judge community energy, classes and event frequency.

Operating details evolve

Menus, hours, event fees, guest access and reservations can change—verify the current Medley Club information.

Pools, Courts & Florida Sunshine



Water

- Resort-style pool
- Beach-style entry
- Water aerobics programming
- Lounging / sun areas

Court sports

Pickleball • Tennis • Bocce

Pickleball

Ask about open play, league times and reservation procedures.

Tennis

Confirm court availability, guest rules and any organized groups.

Bocce

A lower-impact social option that can be as casual or competitive as residents choose.

Dog park & trails

Lennar's published amenity list also includes a dog park and trail access.

Tour the pool and courts at the time of day you expect to use them so you can observe activity levels, shade, parking and noise.

The Lagoon: A Second Layer of Recreation



Mirada's 15-acre lagoon is the master community's signature amenity

15 acres

CLEAR-BLUE METROLAGOON

Water activities

KAYAKS • PADDLEBOARDS •
SWIMMING

Swim-up bar

FOOD / BEVERAGE EXPERIENCE

Public operations

DAY PASSES / ACTIVITY ADD-ONS
ALSO EXIST

Resident access, discounts, guest privileges and activity charges should be confirmed from the current community and lagoon policies. Public ticket rules do not necessarily equal homeowner benefits.

Trails, Technology & the Larger Mirada Setting

Medley sits inside a much larger master-planned community, so buyers should understand what belongs to Medley versus the broader Mirada environment.

U

ULTRAFi®

Metro describes community-wide high-speed connectivity designed for work, streaming and smart-home use.

S

Streetleaf®

Solar-powered streetlights are part of Metro's technology and sustainability approach.

T

Walking & biking trails

Metro describes miles of scenic trails through the broader community.

D

Dog park

A dedicated pet area is among the published Mirada community amenities.



Still building out

Metro reported in July 2026 that Mirada is still building out newer sections. That means nearby builder activity, road patterns and future parcels may continue to evolve even though Medley's core amenities are established.

Buyer tip: review the latest master map and drive the streets around the exact homesite.

An Active, Social Day at Medley

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

MORNING

1

Fitness-center workout

2

Pool laps or water aerobics

3

Walk or bike community trails

AFTERNOON

1

Pickleball, tennis or bocce

2

Lunch or conversation at the café

3

Lagoon swim / paddle session

EVENING

1

Social event or club gathering

2

Bar / café time with neighbors

3

Sunset walk or lagoon event

Best real-world test

Ask for the current Medley Club calendar and visit the amenities during the hours you would typically use them.

Age Qualification, Guests & Current Rules

“55+” is an occupancy framework—not simply a buyer-age label.

Medley’s current governing documents determine how age qualification is applied to the home you are buying.

55

Who must qualify?

Ask who must be 55 or older and how the household is documented at purchase and over time.

O

Occupancy rules

Confirm whether younger adults may reside permanently and whether any minimum-age rules apply.

G

Guests & family

Ask about guest duration, younger visitors, inherited ownership and long-term stays.

A

Amenity access

Confirm guest limits, household credentials and who may use Medley-only versus lagoon amenities.

Get it in writing

If household age composition matters to your move, rely on current written policy—not an informal assumption.



Four Original Collections, Many Ways to Live

This resale-first guide uses Lennar's original plan information as a reference for identifying homes—not as a statement of current builder inventory or pricing.

Lagoon Villas

ATTACHED

1,398–1,747 sq. ft.

Same three villa designs; lagoon-oriented section

Villas

ATTACHED

1,398–1,747 sq. ft.

Low-maintenance scale; two-bedroom plans

Manors

DETACHED

1,683–2,366 sq. ft.

Two- and three-bedroom single-family plans

Estates

DETACHED

2,216–2,775 sq. ft.

Largest original homes and garage configurations

Resale identification tip

Start with the original plan name, then verify the exact as-built square footage, garage, room options, outdoor improvements and permitted additions.

Villas & Lagoon Villas

Three original attached plans offered in both Villas and Lagoon Villas collections

PLAN	SQ. FT.	BEDS	BATHS	GARAGE*
Sunrise II*	1,398	2	2	1-car
Dayspring II*	1,616	2	2	1-car
Aurora II*	1,747	2	2.5	2-car

*Lennar currently publishes 1-car garages for Sunrise II and Dayspring II and a 2-car garage for Aurora II. Verify the exact resale property.

R

Roof & exterior

Do not assume who maintains or insures the roof, exterior walls or structure. Review current villa documents and master policy.

L

Lawn & irrigation

Confirm the exact landscape, irrigation and exterior-maintenance scope for the resale being considered.

V

View & water

Lagoon Villa branding does not replace a survey or homesite review. Verify the actual view, setback and nearby common areas.

I

Insurance

Attached-home coverage can differ materially from detached-home coverage. Get property-specific insurance advice early.

Manors — Detached Single-Family Plans

Original published plans from smallest to largest

PLAN	SQ. FT.	BEDS	BATHS	NOTES
Morningtide II	1,683	2	2	1 story
Splendor II	1,783	2	2	1 story
Sunburst II	1,959	2	2	1 story
Dawning II	2,141	3	2.5	1 story • 2-car
Meridian II	2,366	3	3	2 stories • 3-car

Detached-home resale check

Verify roof age and condition, HVAC, windows, screened lanai or pool, generator, landscaping, irrigation, gutters, garage configuration and any permitted additions.

Mirada single-family homes generally as having attached two- to three-car garages. The exact garage varies by plan and as-built home.

Estates — Largest Original Plans

PLAN	SQ. FT.	BEDS	BATHS	RESALE LENS
Argent II	2,216	2	2.5	Larger single-story
Halos II	2,350	3	2.5	Verify options
Eventide II	2,611	3	3	Larger footprint
Daybreak II	2,775	3	3.5	Largest plan

G

Garage & storage

Larger original designs can have different garage and storage configurations. Measure the exact resale if vehicle/storage needs matter.

P

Pool / lanai

Outdoor living can materially change value, insurance, maintenance and usable space. Verify permits and equipment condition.

S

Systems

Check HVAC ages, electrical, plumbing fixtures, appliances, roof condition, storm protection and smart-home equipment.

H

Homesite

Preserve, pond and interior settings can change privacy, sun exposure and the feel of a larger plan.

Lot, Views & Property-Specific Details

In an established community, the lot and as-built condition can be as important as the floor plan.

Water / pond View, drainage, insects, shoreline/common area, insurance

Wetland / preserve Privacy, conservation buffers, tree line, future visibility

Interior Neighbor spacing, backyard use, traffic and street parking

Road-adjacent Noise, headlights, access patterns and resale perception

Verify before you fall in love with the view

Survey / boundaries	Know the lot lines, easements and any encroachments.	Flood / insurance	Use the exact property and quote—not a community-wide assumption.
Permits	Check pools, lanais, generators, fences and material renovations.	Orientation	Morning/evening sun can change patio use and energy comfort.
Roof & exterior	Age, condition, tile repairs and storm history matter.	Walk the street	Visit daytime, evening and weekend if possible.

HOA, Taxes & CDD: Verify the Exact Parcel

There is not one safe “Medley fee number” to use for every resale. Association structure, phase and tax records must be checked for the exact property.

ITEM	WHAT TO VERIFY
HOA / club	Current estoppel, recurring assessments, transfer/capital fees, amenity access and services.
Property taxes	Current tax bill plus a post-sale estimate; exemptions and assessed-value limits do not transfer.
CDD field	Pasco records show different Community Dev District entries across Medley phases; verify exact parcel.
Other assessments	Review the tax bill for non-ad-valorem items even if a property-appraiser CDD field reads N/A.
Insurance	Attached-villa versus detached-home responsibilities can be materially different.

Phase 1 sample

31511 Cannon Rush Dr.
Pasco appraiser field:
Mirada CDD

Phase 2 sample

10646 Tupper Cay Dr.
Pasco appraiser field:
N/A

What May Be Included — and What to Verify

Rather than assuming a service is included, use this page as a property-specific document checklist.

Association / community items

- Common-area maintenance
- Medley Club access
- Lagoon resident access / discounts
- Lawn and landscape scope
- Irrigation responsibility
- Cable / internet package
- Exterior / roof responsibility
- Master structural insurance

Property-level costs to model

- Interior homeowners insurance
- Flood insurance, if applicable
- Taxes after reassessment
- CDD / non-ad-valorem items
- Pool / lanai maintenance
- HVAC / roof / appliance reserves
- Pest / termite coverage
- Optional classes, food or events

The estoppel, current budget, governing documents, tax bill and insurance quote are more reliable than a resale-listing summary.

A Strong Offer Starts with the Right Questions

1

Age & occupancy

Current 55+ qualification, guests, household members

2

HOA / estoppel

Fees, transfer costs, assessments, violations, balances

3

Taxes / CDD

Latest bill, parcel record, non-ad-valorem items, post-sale estimate

4

Insurance

Roof, flood zone, master policy if attached, wind coverage

5

Inspections

Home, roof, HVAC, plumbing, electrical, pool and WDO as appropriate

6

Permits / survey

Pools, lanais, generators, fences, additions, easements

7

Amenity rules

Medley Club calendar, guests, reservations, lagoon policy

8

Lifestyle test

Visit pool/courts/streets at the times you plan to use them

A resale can be a better fit because you can inspect the actual home, actual lot and actual amenity environment before closing.

Everyday Convenience & Regional Access

Shopping & errands

Tampa Premium Outlets • The Shops at Wiregrass • grocery and daily services in the San Antonio/Wesley Chapel corridor

Healthcare

AdventHealth Dade City • AdventHealth Wesley Chapel • other regional medical providers

Dining & downtowns

Local San Antonio / Dade City options plus the larger Wesley Chapel dining scene

Outdoor recreation

Mirada trails and lagoon plus regional parks, golf and Gulf Coast day trips

Tampa Bay access

I-75 connects south toward Tampa and the broader metro region

Airport / longer trips

Use current mapping for Tampa International Airport and exact travel-time planning

Resale convenience check

Map the exact grocery store, pharmacy, healthcare provider, airport route and favorite social destinations from the specific home—not only from the community entrance.



READY TO EXPLORE?

**Make
Medley at Mirada
part of your next
chapter.**



RESALE BUYER TOUR CHECKLIST

- Tour the Medley Club, pool, courts and lagoon environment.
- Request the current activity calendar and age / guest / access policies.
- 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 tax, CDD / non-ad-valorem status and post-sale tax planning.

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SCAN TO CONNECT