New Construction Community Guide

Land O' Lakes • Wesley Chapel • San Antonio • Spring Hill

Explore 12 communities with Jim and Rhina Pinciotti

Find the setting, home design and lifestyle that suit your next move. This guide brings community features, published home options and ownership costs together so you can compare the details that matter before choosing a builder or homesite.

Your Real Couple for All Your Real Estate Needs

Explore the guide

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Land O' Lakes	Angeline • Connerton • Explore by Del Webb Verona • Deerbrook • Riverstone	3–7
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Community comparisons	Compare the same features across each area	15–17
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Local guidance from the first tour to closing

We help you compare communities and builders, review the numbers for individual homesites and organize your next steps. Contact us before your first builder visit so we can discuss your representation and coordinate your tours.

Jim Pinciotti | Broker
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Pintes Realty LLC • Land O' Lakes, Florida
Se habla español.

BEFORE YOU COMPARE

How to use this guide

Start with lifestyle, then compare the full cost

Decide which location, home layout and amenities you will use most. Then compare homesites within the communities you like. A similar base price can lead to a different total once lot premiums, options, recurring fees and taxes are included.

Read the amenity labels

“Listed / planned” means the feature appears in the supplied community information but may not be open. “Confirmed” reflects the amenity updates in the source information; it does not establish that every facility is open or included for every neighborhood. “Not verified” means a dependable answer is still needed, rather than that a feature is absent.

Compare the specific neighborhood

Large master plans may include separate associations, age-qualified sections, gated enclaves and different amenity rights. In Angeline and Mirada, facilities serving a 55+ section should not be assumed to serve every home in the master plan.

Look beyond the advertised price

Published prices are examples, not offers or current inventory commitments. Ask for the selected plan, homesite premium, structural options, design selections and any incentive conditions in writing.

Confirm HOA and CDD costs

Association dues and Community Development District assessments apply to a particular parcel. Request the current budget, recorded disclosures and assessment schedule. Association billing may be monthly, quarterly or annual; CDD assessments commonly appear on the annual property-tax bill.

Check the exact address

Sales-center addresses and marketing areas may differ from a home’s postal address or jurisdiction. Verify school assignments directly with the district for the selected homesite. The Spring Hill search area includes communities marketed in Hudson and Pasco County.

Understand the information dates

This edition is dated November 24, 2026. Published pricing and original builder research carry an October 6, 2026 review date. Amenity updates supplied for this edition are included, with individual opening dates still to be confirmed. Request current information for the homesite you are considering.

LAND O LAKES

Angeline

Land O' Lakes · Actively selling; master plan continues

Angeline is a very large, evolving master plan centered on nature, wellness and new amenities. Its range of home types and builders can suit several household sizes and budgets.

Offers a broad choice of townhomes, villas, family homes and a separate 55+ section. Buyers should compare the exact neighborhood, construction timetable and fees before choosing a home.

Home and location details

Builder	Lennar; D.R. Horton; Dream Finders Homes
Address	Angeline, Land O' Lakes, FL 34638 (multiple sales centers)
Homes and timing	Master plan spans 6,200 acres; total home count to verify; Building underway; initial construction year to verify
Home size and stories	Varies widely by builder and collection; 1–2, depending on collection
Published pricing	From the upper $200s across the master plan; collection prices vary
Gate and access	Varies by neighborhood; Near SR 52, Suncoast Parkway and Moffitt Medical City; future on-site retail and dining

Amenities and lifestyle

Recreation	Wellness and social	Outdoor setting
Pool / spa: Listed / planned Pickleball / tennis: Listed / planned Golf / bocce: No golf; bocce confirmed	Fitness / yoga: Confirmed Clubhouse / dining: Confirmed	Trails / parks: Listed / planned Lagoon / water: Listed / planned

Residential farm; trails and parks; dog parks; pools; pump track; future MetroLagoon, City Center and pickleball; separate 55+ Medley Club

Ownership costs and home options

HOA and CDD vary by neighborhood and parcel; request current disclosure. Confirm coverage: Request association budget and CDD assessment for the specific home

Home examples: Dream Finders Arlington 2,687 sf from $539,990; Boca 2,723 sf from $554,990; Ellington 3,550 sf from $617,990 (one builder's published base plans).

Community reference 1

LAND O LAKES

Connerton

Land O' Lakes · Actively selling

Connerton combines existing parks and community life with continuing new-home construction. Detached homes, villas and townhome collections can serve several space and maintenance preferences.

A strong option for buyers wanting an established amenity network alongside new construction. Buyers seeking small, uniform fees should compare specific phases carefully.

Home and location details

Builder	Lennar and other current builders; verify active roster
Address	20421 Rose Cottage Way, Land O' Lakes, FL 34637 (Lennar welcome center)
Homes and timing	Master-plan total and current phase count to verify; Established community with new phases; original opening date to verify
Home size and stories	Varies by collection; 1–2
Published pricing	Lennar advertises from the high $200s; varies by collection
Gate and access	Not at main entrance; US 41 corridor north of central Land O' Lakes; access to SR 52 and regional shopping

Amenities and lifestyle

Recreation	Wellness and social	Outdoor setting
Pool / spa: 2 clubhouses with Pools; see details Pickleball / tennis: Yes confirmed Golf / bocce: No Golf	Fitness / yoga: Fitness yes Clubhouse / dining: Café style	Trails / parks: Listed / planned Lagoon / water: No

Club Connerton; resort pool and splash areas; trails, parks and sports facilities (confirm current access by phase)

Ownership costs and home options

HOA and CDD vary by collection/parcel; Lennar examples show HOA about $117–$188 monthly and special assessments about $2,300–$3,451, but periods and parcel applicability require written confirmation . Confirm coverage: Request HOA budget, CDD tax bill and amenity access schedule for selected lot

Home examples: Ask us for current floor plans, availability and a written builder price sheet.

Community reference 2

LAND O LAKES

Explore by Del Webb Verona

Land O' Lakes area / Dade City mailing address · Planned; sales targeted mid-2027

Explore by Del Webb Verona is an announced 843-home neighborhood with a planned wellness campus. Its amenities have been announced and are not yet complete.

Designed around a future resort setting, the neighborhood emphasizes wellness and opportunities to gather. Confirm the community's age policy directly with the builder when comparing it with age-qualified options.

Home and location details

Builder	Explore by Del Webb / PulteGroup
Address	25241 State Road 52, Land O' Lakes area, FL 34639 (published marketing address)
Homes and timing	843 planned home sites; PulteGroup said groundbreaking would begin June 2026; sales targeted mid-2027
Home size and stories	Builder marketplace lists approximately 1,579–4,347 sf; confirm final plans; 1–2 to verify by plan
Published pricing	Pricing coming soon
Gate and access	Builder marketing describes gated; SR 52 corridor; access to I-75 and Suncoast Parkway

Amenities and lifestyle

Recreation	Wellness and social	Outdoor setting
Pool / spa: Listed / planned Pickleball / tennis: Listed / planned Golf / bocce: Not verified	Fitness / yoga: Listed / planned Clubhouse / dining: Listed / planned	Trails / parks: Not verified Lagoon / water: Lazy river listed / planned

Planned fitness/movement studios, massage rooms, infrared saunas, cold plunges, lazy river, pickleball, bar and grill, gathering spaces

Ownership costs and home options

HOA/CDD not yet published. Confirm coverage: To be confirmed when governing documents and price sheets release

Home examples: No priced models available yet.

Community reference 3

LAND O LAKES

Deerbrook

Land O' Lakes · Actively selling

Deerbrook is a D.R. Horton new-home neighborhood along US 41. Current listings show both modest and larger floor plans, with prices differing by home site and completion stage.

Suitable for buyers prioritizing a newly built detached home and a range of floor plans. Buyers seeking extensive onsite recreation should confirm the amenity plan before touring.

Home and location details

Builder	D.R. Horton
Address	US 41 and Roach's Run area, Land O' Lakes, FL 34638
Homes and timing	Total phase count to verify; Construction underway by 2026; launch year to verify
Home size and stories	Published examples approximately 1,560–3,313 sf; 1–2
Published pricing	Published current inventory includes roughly $315,000–$520,000; inventory changes
Gate and access	Not verified; Off US 41/Roachs Run; regional access to central Land O' Lakes and Tampa

Amenities and lifestyle

Recreation	Wellness and social	Outdoor setting
Pool / spa: Listed / planned Pickleball / tennis: Not verified Golf / bocce: Not verified	Fitness / yoga: Not verified Clubhouse / dining: Listed / planned	Trails / parks: Not verified Lagoon / water: Not verified

Builder amenity list and availability to verify; do not assume a clubhouse or pool

Ownership costs and home options

HOA/CDD not reliably published in reviewed official material. Confirm coverage: Request HOA declaration and lot tax estimate

Home examples: Harper 1,665 sf around $320,000 on one inventory page; Crestview 1,866 sf from $368,990; Camden 2,795 sf around $520,000 inventory example.

Community reference 4

LAND O LAKES

Riverstone

Land O' Lakes · Actively selling; check remaining lots

Riverstone is a KB Home neighborhood opened in 2023, offering personalized detached homes and access to nearby outdoor recreation. KB Home specifically advertises no CDD fee.

A fit for buyers who value personalization and larger lots over a long list of onsite amenities. Confirm remaining buildable inventory and exact association costs.

Home and location details

Builder	KB Home
Address	20195 Azul Marble Loop, Land O' Lakes, FL 34638 (published marketing address)
Homes and timing	Total planned count to verify; Grand opened December 2023
Home size and stories	One- and two-story plans; current range to verify; 1–2
Published pricing	Current base prices require builder quote; 2023 launch was from the $350s
Gate and access	Not verified; Off Bexley Road near US 41; access to I-75 corridor shopping and dining

Amenities and lifestyle

Recreation	Wellness and social	Outdoor setting
Pool / spa: Not verified Pickleball / tennis: Not verified Golf / bocce: Not verified	Fitness / yoga: Not verified Clubhouse / dining: Not verified	Trails / parks: Listed / planned Lagoon / water: Not verified

Large homesites and nearby Arbors Trail; no onsite resort campus confirmed

Ownership costs and home options

No CDD per KB Home; HOA amount and billing cadence to verify. Confirm coverage: Request current association budget and declaration

Home examples: Plan 1707 and Plan 2333 listed by KB Home; obtain current price sheets and third representative plan.

Community reference 5

WESLEY CHAPEL AND SAN ANTONIO

Hillcrest Preserve

San Antonio · Now available in Perry collections

Hillcrest Preserve is a Perry Homes offering within the broader Hillcrest development. Perry publishes larger one- and two-story plans, while the master developer promotes a pool, clubhouse, pickleball and parks.

A fit for buyers seeking larger new homes and resort facilities in a growing San Antonio setting. Ask which amenities are open and whether every collection has the same fee structure.

Home and location details

Builder	Perry Homes in Hillcrest Preserve; wider Hillcrest names Dream Finders, Lennar and Taylor Morrison
Address	Hillcrest, off SR 52 near I-75, San Antonio, FL 33576; model address to verify
Homes and timing	Wider Hillcrest phase total to verify; Perry now selling in 2026; original start to verify
Home size and stories	Perry 50-foot: 2,000–3,200 sf; 60-foot: 2,500–4,000 sf; 1–2
Published pricing	Perry 50-foot lots from $600s; 60-foot lots from $690s
Gate and access	Not verified; SR 52 near I-75, San Antonio; access to Wesley Chapel services

Amenities and lifestyle

Recreation	Wellness and social	Outdoor setting
Pool / spa: Listed / planned Pickleball / tennis: Listed / planned Golf / bocce: Not verified	Fitness / yoga: Not verified Clubhouse / dining: Listed / planned	Trails / parks: Listed / planned Lagoon / water: Not verified

Wider Hillcrest markets clubhouse, resort pool, pickleball, parks and playgrounds; verify Preserve access and completion

Ownership costs and home options

Hillcrest Preserve CDD exists; parcel assessment and HOA dues to verify. Confirm coverage: Obtain CDD assessment and association budget

Home examples: Ask us for current floor plans, availability and a written builder price sheet.

Community reference 6

WESLEY CHAPEL AND SAN ANTONIO

Mirada

San Antonio · Actively selling; multiple neighborhoods

Mirada is a large Metro Development Group community anchored by a 15+ acre lagoon. A wide range of homes and an age-qualified section make it especially important to distinguish collections.

Good for buyers who value a distinctive lagoon lifestyle, with choices for different household types. Compare each neighborhood's gate, fees, lagoon access and age rules individually.

Home and location details

Builder	Multiple builders and collections, including Lennar; verify current roster
Address	Mirada, San Antonio, FL; use collection-specific model address
Homes and timing	Large master plan; approved total to verify; Established construction with continuing phases; original launch year to verify
Home size and stories	Townhomes, villas and detached homes; specific plan range varies; 1–2 depending on collection
Published pricing	Developer markets homes from the $200s; type and collection vary
Gate and access	Varies by neighborhood; do not generalize; SR 52/San Antonio corridor with I-75 access; Wesley Chapel shopping and dining

Amenities and lifestyle

Recreation	Wellness and social	Outdoor setting
Pool / spa: Not verified Pickleball / tennis: Not verified Golf / bocce: Not verified	Fitness / yoga: Not verified Clubhouse / dining: Not verified	Trails / parks: Listed / planned Lagoon / water: Listed / planned

15+ acre Metro Lagoon with water recreation; trails, parks and community programming; separate 55+ Medley amenities

Ownership costs and home options

HOA and CDD differ by neighborhood; lagoon access and activity fees require written detail . Confirm coverage: Confirm base access, passes, activities, and any separate 55+ association dues

Home examples: Ask us for current floor plans, availability and a written builder price sheet.

Community reference 7

WESLEY CHAPEL AND SAN ANTONIO

Persimmon Park

Wesley Chapel · Now selling

ICI Homes markets customizable new homes within Persimmon Park at Wiregrass Ranch. It advertises an active outdoor setting and a wide range of home sizes.

Useful for buyers prioritizing design customization and a central Wesley Chapel location. Confirm the selected ICI home plan, current fees and amenity access for the specific homesite.

Home and location details

Builder	ICI Homes
Address	3616 Berry Briar Drive, Wesley Chapel, FL 33543
Homes and timing	ICI section count to verify; Existing community with current new homes; launch to verify
Home size and stories	ICI publishes 1,552–2,783 sf; 1–2 depending on plan
Published pricing	ICI publishes approximately $458,900–$688,900
Gate and access	Not verified; Wiregrass Ranch, Shops at Wiregrass, Tampa Premium Outlets and medical services

Amenities and lifestyle

Recreation	Wellness and social	Outdoor setting
Pool / spa: Listed / planned Pickleball / tennis: Not verified Golf / bocce: Not verified	Fitness / yoga: Not verified Clubhouse / dining: Not verified	Trails / parks: Listed / planned Lagoon / water: Not verified

Pool, parks, playgrounds, dog park, bike trails and sports fields advertised by ICI

Ownership costs and home options

HOA/CDD and coverage to verify for specific lot . Confirm coverage: Request association budget, CDD tax estimate and amenity access

Home examples: Ask us for current floor plans, availability and a written builder price sheet.

Community reference 8

WESLEY CHAPEL AND SAN ANTONIO

Chapel Crossings

Wesley Chapel · Selling; some builder collections near final opportunities

Chapel Crossings is a 425-acre Crown Communities master plan with an Old Florida theme. Its pool, lazy river, courts and clubhouse distinguish it from smaller neighborhood developments.

A fit for buyers seeking extensive onsite amenities and varied floor plans. The limited remaining homes in some collections make current availability more important than broad advertised ranges.

Home and location details

Builder	David Weekley Homes; M/I Homes (verify which collections remain)
Address	31438 Steam Coach Way, Wesley Chapel, FL 33545 (master-plan address)
Homes and timing	425-acre master plan; dwelling count to verify; Established construction; launch date to verify
Home size and stories	M/I markets about 1,962–4,247 sf across Landmark collection; 1–2
Published pricing	M/I current listings from about $574,850; collections differ
Gate and access	Not verified; Northeast of SR 54, about four miles from I-75 per M/I; shopping and dining in Wesley Chapel

Amenities and lifestyle

Recreation	Wellness and social	Outdoor setting
Pool / spa: Listed / planned Pickleball / tennis: Listed / planned Golf / bocce: Not verified	Fitness / yoga: Listed / planned Clubhouse / dining: Listed / planned	Trails / parks: Listed / planned Lagoon / water: Lazy river listed / planned

Clubhouse, fitness center, pool with beach entry, lazy river, pickleball, playground, parks and trails

Ownership costs and home options

HOA/CDD and coverage vary by collection; verify current documents . Confirm coverage: Request HOA budget, district assessment and use rights

Home examples: Ask us for current floor plans, availability and a written builder price sheet.

Community reference 9

SPRING HILL

Del Webb River Reserve

Spring Hill mailing area / Pasco County · Actively selling

Del Webb River Reserve blends new homes with a planned resort-style 55+ experience. The Lodge and its sports and dining amenities are central to its appeal, with opening status to verify individually.

This age-qualified 55+ community emphasizes social activities and a broad amenity offering. Confirm the opening schedule for individual facilities and the full recurring cost for the selected home.

Home and location details

Builder	Del Webb / PulteGroup
Address	Del Webb River Reserve, Spring Hill, FL 34610; confirm sales-center address
Homes and timing	Planned total to verify; Newer community; opening date to verify
Home size and stories	Approximately 1,400–3,300+ sf in current Pintes overview; Mainly one-story; check plan-specific options
Published pricing	Published listings vary substantially; request current collection price sheets
Gate and access	Confirmed; North Pasco/Spring Hill corridor, with access to Suncoast Parkway and regional medical, shopping and dining

Amenities and lifestyle

Recreation	Wellness and social	Outdoor setting
Pool / spa: Confirmed; verify opening Pickleball / tennis: Confirmed; verify opening Golf / bocce: No golf; bocce confirmed	Fitness / yoga: Confirmed; verify opening Clubhouse / dining: Confirmed; verify opening	Trails / parks: Confirmed Lagoon / water: No Lagoon

The Lodge clubhouse, resort pool, lap pool, spa, fitness and movement studios, pickleball, bocce, putting green, golf simulator, Cotee River Tavern; confirm which are open

Ownership costs and home options

HOA/CDD and inclusions vary by home and require written disclosure. Confirm coverage: Request current HOA budget, CDD assessment and amenity opening schedule

Home examples: Ask us for current floor plans, availability and a written builder price sheet.

Community reference 10

SPRING HILL

Serengeti

Spring Hill, Pasco County · Actively selling

Serengeti emphasizes estate-scale lots, a gated entry and a quieter natural setting. DRB Homes is the named current builder, while the developer promotes trails and smart-home connectivity.

The larger homesites and natural setting may appeal to buyers who want more outdoor space. Confirm any future recreation plans directly with the builder.

Home and location details

Builder	DRB Homes
Address	Serengeti, Spring Hill, FL 34610; verify current model address
Homes and timing	Total planned count to verify; Existing neighborhood with new DRB offerings; original start to verify
Home size and stories	Estate plans and up-to-one-acre homesites; plan range to verify; 1–2 depending on plan; verify
Published pricing	Developer says from the $600s
Gate and access	Yes; Near Suncoast Parkway/Veterans Expressway; regional access to Tampa

Amenities and lifestyle

Recreation	Wellness and social	Outdoor setting
Pool / spa: Not verified Pickleball / tennis: Not verified Golf / bocce: Not verified	Fitness / yoga: Not verified Clubhouse / dining: Not verified	Trails / parks: Listed / planned Lagoon / water: No

Gated entry; walking trails; landscaped open space; no resort pool or clubhouse confirmed

Ownership costs and home options

HOA/CDD and coverage to verify. Confirm coverage: Obtain association budget and parcel tax assessment

Home examples: Ask us for current floor plans, availability and a written builder price sheet.

Community reference 11

SPRING HILL

The Preserve at Legends Pointe I

Hudson marketing area / Spring Hill sales address · Actively selling

KB Home opened this new neighborhood in the Hudson area and promotes personalized homes. Public information identifies a pool and tot lot, while full fee and phase details need direct confirmation.

May suit buyers seeking a conventional new detached home near west Pasco routes. Its Hudson marketing identity and Spring Hill sales address should both be explained clearly.

Home and location details

Builder	KB Home
Address	14710 Shady Hills Rd, Spring Hill, FL 34610 (KB sales address)
Homes and timing	Phase I total to verify; KB grand opening announced in 2025
Home size and stories	Current plan range to verify; 1–2 depending on plan; verify
Published pricing	Current base and inventory pricing to verify
Gate and access	Not verified; Hays/Shady Hills Road, with access to US 19, US 41, SR 52 and Suncoast Parkway; regional medical access

Amenities and lifestyle

Recreation	Wellness and social	Outdoor setting
Pool / spa: Listed / planned Pickleball / tennis: Not verified Golf / bocce: Not verified	Fitness / yoga: Not verified Clubhouse / dining: Not verified	Trails / parks: Not verified Lagoon / water: No Lagoon

Planned pool and tot lot; verify completion

Ownership costs and home options

HOA/CDD not confirmed from reviewed builder material. Confirm coverage: Request recorded association budget and parcel tax estimate

Home examples: Ask us for current floor plans, availability and a written builder price sheet.

Community reference 12

LAND O LAKES

Compare communities

Use this overview to narrow your choices, then compare costs and features for the exact homesites you are considering.

Community and builder	Published price and size	Lifestyle and cost notes
Angeline Lennar; D.R. Horton; Dream Finders Homes	From the upper $200s across the master plan; collection prices vary Varies widely by builder and collection	Residential farm; trails and parks; dog parks; pools; pump track; future MetroLagoon, City Center and pickleball; separate 55+ Medley Club HOA and CDD vary by neighborhood and parcel; request current disclosure
Connerton Lennar and other current builders; verify active roster	Lennar advertises from the high $200s; varies by collection Varies by collection	Club Connerton; resort pool and splash areas; trails, parks and sports facilities (confirm current access by phase) HOA and CDD vary by collection/parcel; Lennar examples show HOA about $117–$188 monthly and special assessments about $2,300–$3,451, but periods and parcel applicability require written confirmation
Explore by Del Webb Verona Explore by Del Webb / PulteGroup	Pricing coming soon Builder marketplace lists approximately 1,579–4,347 sf; confirm final plans	Planned fitness/movement studios, massage rooms, infrared saunas, cold plunges, lazy river, pickleball, bar and grill, gathering spaces HOA/CDD not yet published
Deerbrook D.R. Horton	Published current inventory includes roughly $315,000–$520,000; inventory changes Published examples approximately 1,560–3,313 sf	Builder amenity list and availability to verify; do not assume a clubhouse or pool HOA/CDD not reliably published in reviewed official material
Riverstone KB Home	Current base prices require builder quote; 2023 launch was from the $350s One- and two-story plans; current range to verify	Large homesites and nearby Arbors Trail; no onsite resort campus confirmed No CDD per KB Home; HOA amount and billing cadence to verify

Prices and amenity descriptions reflect the supplied guide. Ask us for current inventory, fee disclosures and opening schedules before deciding.

Compare communities

Use this overview to narrow your choices, then compare costs and features for the exact homesites you are considering.

Community and builder	Published price and size	Lifestyle and cost notes
Hillcrest Preserve Perry Homes in Hillcrest Preserve; wider Hillcrest names Dream Finders, Lennar and Taylor Morrison	Perry 50-foot lots from $600s; 60-foot lots from $690s Perry 50-foot: 2,000–3,200 sf; 60-foot: 2,500–4,000 sf	Wider Hillcrest markets clubhouse, resort pool, pickleball, parks and playgrounds; verify Preserve access and completion Hillcrest Preserve CDD exists; parcel assessment and HOA dues to verify
Mirada Multiple builders and collections, including Lennar; verify current roster	Developer markets homes from the $200s; type and collection vary Townhomes, villas and detached homes; specific plan range varies	15+ acre Metro Lagoon with water recreation; trails, parks and community programming; separate 55+ Medley amenities HOA and CDD differ by neighborhood; lagoon access and activity fees require written detail
Persimmon Park ICI Homes	ICI publishes approximately $458,900–$688,900 ICI publishes 1,552–2,783 sf	Pool, parks, playgrounds, dog park, bike trails and sports fields advertised by ICI HOA/CDD and coverage to verify for specific lot
Chapel Crossings David Weekley Homes; M/I Homes (verify which collections remain)	M/I current listings from about $574,850; collections differ M/I markets about 1,962–4,247 sf across Landmark collection	Clubhouse, fitness center, pool with beach entry, lazy river, pickleball, playground, parks and trails HOA/CDD and coverage vary by collection; verify current documents

Prices and amenity descriptions reflect the supplied guide. Ask us for current inventory, fee disclosures and opening schedules before deciding.

SPRING HILL

Compare communities

Use this overview to narrow your choices, then compare costs and features for the exact homesites you are considering.

Community and builder	Published price and size	Lifestyle and cost notes
Del Webb River Reserve Del Webb / PulteGroup	Published listings vary substantially; request current collection price sheets Approximately 1,400–3,300+ sf in current Pintes overview	The Lodge clubhouse, resort pool, lap pool, spa, fitness and movement studios, pickleball, bocce, putting green, golf simulator, Cotee River Tavern; confirm which are open HOA/CDD and inclusions vary by home and require written disclosure
Serengeti DRB Homes	Developer says from the $600s Estate plans and up-to-one-acre homesites; plan range to verify	Gated entry; walking trails; landscaped open space; no resort pool or clubhouse confirmed HOA/CDD and coverage to verify
The Preserve at Legends Pointe I KB Home	Current base and inventory pricing to verify Current plan range to verify	Planned pool and tot lot; verify completion HOA/CDD not confirmed from reviewed builder material

Prices and amenity descriptions reflect the supplied guide. Ask us for current inventory, fee disclosures and opening schedules before deciding.

JIM AND RHINA PINCIOTTI

Plan your next community tour

Tell us what matters most in your next home

Whether you are relocating to Florida, comparing a new home with resale or narrowing your search to a few neighborhoods, we can help you turn this guide into a practical shortlist.

Choose your priorities

Share your preferred areas, budget, home size, timing and the amenities you will use. Let us know whether a 55+ community, a gated setting or lower-maintenance living is important to you.

Compare the written numbers

We can request builder price sheets and review homesite premiums, options, incentive conditions, HOA budgets and CDD assessments with you. A side-by-side comparison should include the full purchase cost and recurring expenses.

Coordinate your visits

Contact us before registering or touring with a builder. We can discuss representation, help plan a route and organize the questions you want answered during each visit.

Plan inspections and milestones

Discuss inspection opportunities, construction updates, financing milestones and closing expectations early. We can help you track the questions and decisions that arise as your home takes shape.

Let’s find the community that fits your next chapter

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Pintes Realty LLC
Your Real Couple for All Your Real Estate Needs
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SOURCE INFORMATION

Community references

Use these builder and developer references to explore the communities further. Pricing and original builder research carry an October 6, 2026 review date; supplied amenity updates are included in this November 24 edition. Confirm changes before relying on a figure or completion date.

1 Angeline

https://metrodevelopmentgroup.com/communities/angeline/

2 Connerton

https://www.lennar.com/new-homes/florida/tampa-manatee/land-o-lakes/connerton

3 Explore by Del Webb Verona

https://pultegroupinc.com/investor-relations/news/news-details/2026/PulteGroup-to-Launch-New-Explore-by-Del-Webb-Verona-Community/default.aspx

4 Deerbrook

https://www.drhorton.com/florida/tampa/land-o-lakes/deerbrook

5 Riverstone

https://investor.kbhome.com/company-news/news-releases/press-release-details/2023/KB-Home-Announces-the-Grand-Opening-of-Its-Newest-Community-in-Popular-Land-O-Lakes-Florida/default.aspx

6 Hillcrest Preserve

https://www.perryhomes.com/new-homes/florida/tampa/hillcrest-preserve

SOURCE INFORMATION

Community references

Use these builder and developer references to explore the communities further. Pricing and original builder research carry an October 6, 2026 review date; supplied amenity updates are included in this November 24 edition. Confirm changes before relying on a figure or completion date.

7 Mirada

https://metrodevelopmentgroup.com/communities/mirada/

8 Persimmon Park

https://icihomes.com/community/persimmon-park

9 Chapel Crossings

https://chapelcrossings.com/

10 Del Webb River Reserve

https://www.sellandbuyintampa.com/del-webb-river-reserve/

11 Serengeti

https://metrodevelopmentgroup.com/communities/serengeti/

12 The Preserve at Legends Pointe I

https://investor.kbhome.com/company-news/news-releases/press-release-details/2025/KB-Home-Announces-the-Grand-Opening-of-Its-Newest-Community-in-Hudson-Florida/default.aspx

Information is subject to change. Home features, prices, fees, association coverage and amenity access vary by builder, collection and homesite. Age-qualified communities have specific occupancy requirements. Equal Housing Opportunity.