

THE GROVES
GOLF & COUNTRY CLUB

BUYER EDITION



The Groves Golf & Country Club Information Guide

HOMES | AMENITIES | GOLF | LIFESTYLE

Prepared for prospective homebuyers by Jim & Rhina Pinciotti



Your Real Couple for All Your Real Estate Needs

A Personal Introduction

Welcome to The Groves

Choosing a home here is about more than bedrooms and square footage. It is about understanding the home styles, services, amenities, golf, social opportunities and natural Florida setting that shape daily life.

As residents and real estate professionals familiar with The Groves, we created this guide to help prospective buyers explore the community with clarity and confidence. Use it as a starting point, then let us help you compare the details of individual homes and current community information.

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**LOCAL KNOWLEDGE.
PERSONAL SERVICE.**

How to Use This Guide

This guide is meant to answer many of the questions a prospective buyer is expected to ask: What is the lifestyle? What amenities are available? What home styles exist? What services vary by home type? And how does the community connect to the Tampa Bay area? Once you have reviewed this guide, you will have the majority if not all of these questioned answered.

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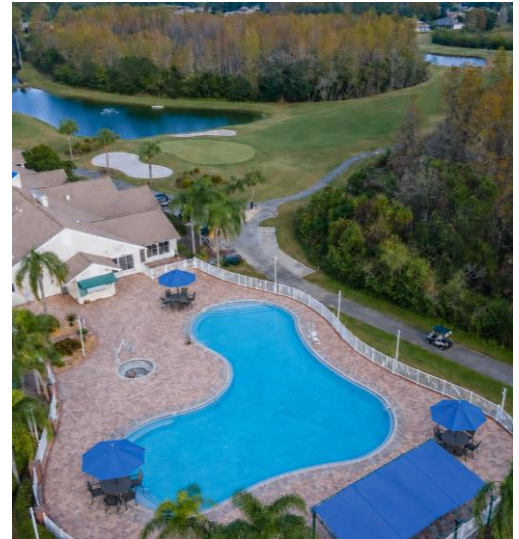
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Important

This is an independent real estate information guide prepared by Pintes Realty, LLC. It is not an official publication of The Groves HOA, The Groves CDD or the golf operation.

Fees, services, policies, clubs, schedules, memberships and operating details can change. Property-specific documents and current official information should always be reviewed before purchase.

The Groves at a Glance



An active-adult community in Land O' Lakes, Florida

55+

ACTIVE-ADULT COMMUNITY

750+ homes

APPROXIMATE COMMUNITY SIZE

5 styles

PRINCIPAL HOME CATEGORIES

15,000 sq. ft.

CLUBHOUSE & CIVIC CENTER

18 holes

PUBLIC GOLF COURSE

Gated entries

COMMUNITY ACCESS

The Groves combines resale homes, resident amenities, golf, dining, fitness, clubs and a natural conservation setting. Home sizes generally range from approximately 1,034 to 2,552 square feet, with attached and detached options.

Connected to Tampa Bay

Approximate drive-time planning ranges



Tampa International 35-45 min

St. Pete-Clearwater Int'l 45-55 min

Downtown Tampa 30-40 min

Busch Gardens 25-35 min

Clearwater Beach 55-70 min

Orlando theme parks 75-90 min

At the community entrance

Arbor Square at Connerton is just outside the front gate, is reachable by walking, golf cart or automobile. It has a Publix, multiple eating venues, bank, nail and beauty salon, insurance, veterinarian, ice cream shop, etc...

Major Road Connections

The Groves is located along US 41 in northern Land O' Lakes, with regional access to Suncoast/Veterans Expressway, SR 54, I-75 and I-275. That puts Tampa, Wesley Chapel, Gulf beaches and Central Florida attractions within practical day-trip range.

US 41

SR 54

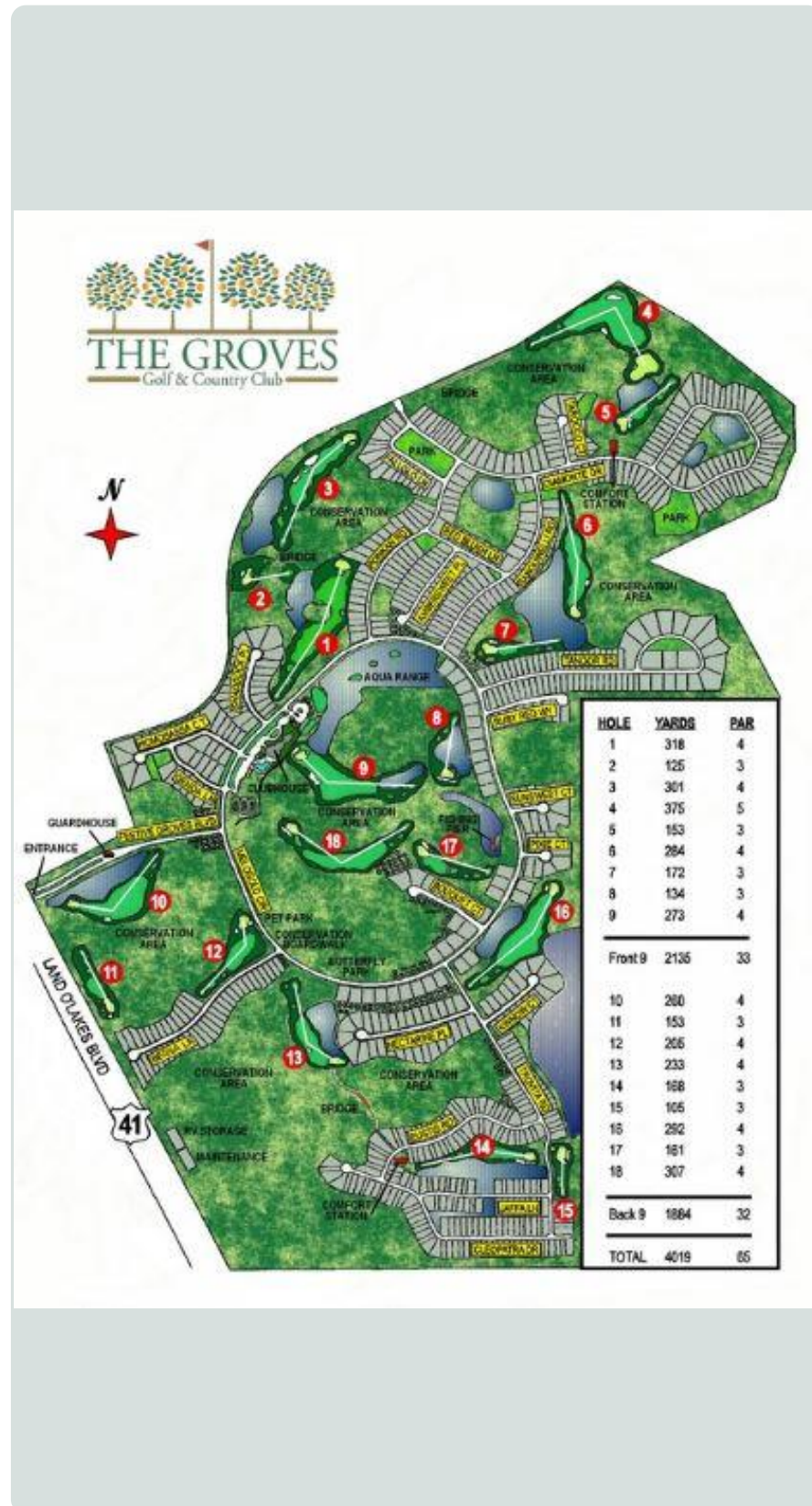
I-75

I-275

Veterans/Suncoast
Expressway

Planning ranges are broad estimates from the Land O' Lakes area. Actual routes and travel times depend on traffic, destination and time of day.

Community & Golf Course Map



Main entrance & gatehouse

Visitor and resident access procedures operate at the community entrances.

Clubhouse hub

Clubhouse, pool, spa, fitness, library, dining and gathering spaces are centrally located.

Golf course woven through the community

The 18-hole course, practice areas, ponds and paths help define the neighborhood layout.

Conservation setting

Wetlands, lakes, wooded areas and open space provide a natural Florida backdrop.

Neighborhood connections

Residential areas are linked by community roads, paths and shared amenities.

Orientation only. The source map is not a survey and should not be used to determine property boundaries or exact distances.

Active, Social and Close to Nature



A day can be as active - or relaxed - as you choose.

Residents may begin with yoga or water aerobics, meet friends for lunch, play golf or pickleball, enjoy a club event, or take an evening walk through the community.

Deer, sandhill cranes, birds, armadillos, turtles and other Florida wildlife are regularly seen. Alligators may be present near ponds and wetlands, so wildlife should always be observed from a safe distance.

MORNING

Walk, fitness, coffee, golf

AFTERNOON

Pool, hobbies, lunch, cards

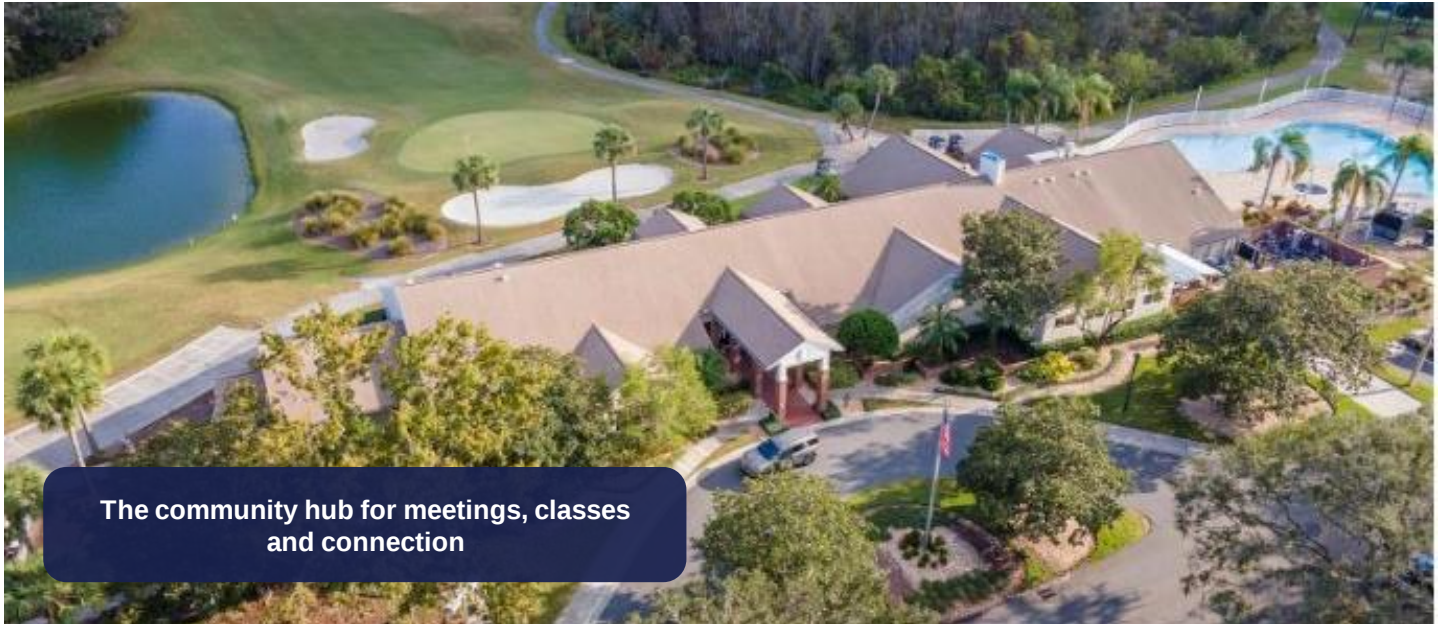
EVENING

Dining, events, neighbors

THE GROVES LIFESTYLE

**Low-maintenance living with room to move,
connect and explore.**

The Clubhouse & Civic Center



The community hub for meetings, classes and connection

Ballroom

Events and gatherings; community materials state seating for up to about 180.

Library / Media

Books, puzzles, games and quiet space.

Craft Room

Creative projects, classes and group activities.

Fitness Room

Cardio, strength and individual workouts.

Card Room

Bridge, poker and other games.

Multi-purpose Spaces

Meetings, clubs, celebrations and special programs.

Pool, Spa & Fitness



Resort-style pool



Hot tub



Onsite fitness center

Wellness options for many comfort levels

Community materials describe a heated saltwater swimming pool and hot tub, along with a fitness room and recurring classes. The activities calendars illustrate both land-based and water-based choices throughout the week.

Water aerobics & Aqua Zumba

Simply Fit & chair fitness

Yoga, chair yoga & Tai Chi

Balance, stretch & mobility

Class schedules, instructors, participation fees and weather requirements may change.

Play Outside



Tennis and Pickleball courts



Bocce courts



Pet park

Tennis & Pickleball

Club play, casual play and changing schedules.

Bocce & shuffleboard

Leagues, practice and seasonal programs.

Separate pet areas

Community has two parks, one for large- and one for small-dog areas.

Walking & biking

Miles of routes throughout the neighborhood.

Gardens

Butterfly and vegetable garden opportunities.

Ponds & nature

Fishing and wildlife viewing where permitted.

The Groves Course



A player-friendly course in a natural setting

The Groves is an 18-hole, par-66 public course designed by Gary Koch. Current official golf information describes a course of approximately 3,900+ yards, with well-bunkered greens, winding fairways, trees, water and conservation wetlands. The Groves Golf course is known as the “Longest short course in Florida”!

Memberships are available, but a membership is not required to play. Resident leagues and casual-play opportunities are part of the community golf culture.



18 holes

Par 66



200 acres

Conservation wetlands



Approx. 3.5 hrs

Time to play a typical round



Practice

Aqua range & putting green

The Turn Bar & Grill



Meet friends without leaving the community

The Turn provides onsite casual dining, refreshments and a gathering place at the clubhouse, with patio seating and views toward the golf course. The Turn Bar and Grill offers takeout options, changing specials and a calendar of social programming.

Menus, hours, entertainment and special events are subject to change. Confirm current information before visiting.

Dining specials

Cocktails & patio

Trivia, bingo and karaoke

Comedy & live music

Cooking demonstrations

Happenings Throughout the Week

UPCOMING EVENTS			JULY MEETINGS		
July 2	The Turn - Cooking Demonstration	5:00 p.m.	ACC	July 10 & 24	9:00 a.m.
July 4	The Turn - Poolside BBQ	11:00 a.m. - 3:00 p.m.	CDD	July 7	10:00 a.m.
July 8	Bingo	6:00 p.m.	FINANCE	July 17	2:00 p.m.
July 11	Pancake Breakfast	7:00 a.m.	GOLF	July 14	1:00 p.m.
July 16	The Turn - Cooking Demonstration	5:00 p.m.	HOA	July 22	4:00 p.m.
July 18	The Turn - Comedy Night	6:00 p.m.	LANDSCAPE	July 15	10:00 a.m.
Mondays	Mexican Train	6:00 p.m.	HOA and CDD meetings take place in the Ballroom in the Clubhouse.		
Tuesdays	Trivia	6:00 p.m.	If you have not been receiving The Groves' emails, please contact Loretta at 813-995-2832 Ext. 2 or email: admin@thegroveshoa.org .		

A sample week

- MON** Simply Fit, yoga, Tai Chi, ceramics
- TUE** Chair yoga, canasta, trivia, pickleball
- WED** Yoga, Zumba, bridge, bingo, golf
- THU** Balance & stretch, Aqua Zumba, cards
- FRI** Fitness, tennis, water aerobics, bridge
- SAT** Breakfasts, leagues and special events

The calendars are examples, not a permanent schedule. Activities, instructors, participation fees and meeting times can change.



Fitness

Yoga, chair yoga, Zumba, Simply Fit, balance and stretch, water aerobics



Sports

Golf leagues, tennis, pickleball, shuffleboard, bocce and pool programs



Games & hobbies

Bridge, canasta, poker, Hand & Foot, ceramics, crafts and more



Social

Bingo, trivia, karaoke, cooking demos, lunch, dinner and special events

Find Your People



Resident-driven connection

The Groves activity materials show an extensive mix of clubs, fitness groups, games, sports, volunteer efforts and social traditions. Many programs depend on residents who organize, teach, coordinate and welcome newcomers.

Club names, contacts and schedules may change. The current newsletter and resident communications are the best source for up-to-date details.



Cards & games

Bingo, bridge, canasta, Mahjong, poker, Hand & Foot and LCR



Arts & learning

Book clubs, ceramics, crafts, library and special-interest groups



Sports & fitness

Golf leagues, tennis, pickleball, bocce, shuffleboard and fitness classes



Social & service

Social Club, pancake breakfast, Help Your Neighbor and gardens

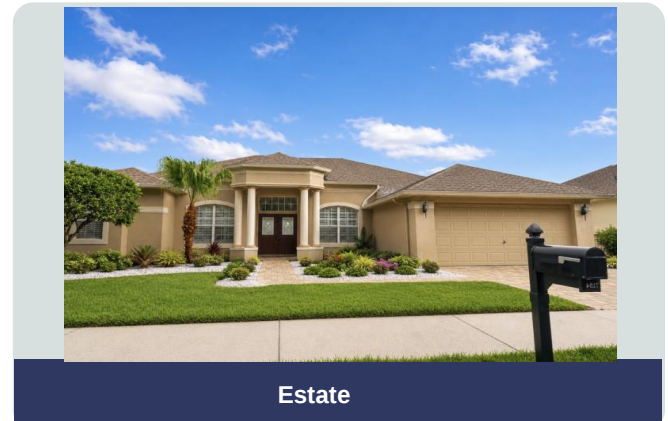


Travel Club

Examples in the 2026 materials include restaurant outings, dinner theater, regional excursions and multi-day trips.

Homes Designed for Different Lifestyles

The Groves offers attached and detached resale homes constructed by multiple builders. Floor plans, exterior elevations, renovations, lot settings and property-specific features vary.



Home-style comparison

HOME STYLE	APPROX. SQ. FT.	BEDROOMS	BATHS	GARAGE
Club Villas	1,034-1,438	2 to 2 + den	2	1.5-2
Patio 1	1,509-2,193	3-4	2-3	2-2.5
Patio 2	1,509-2,193	3-4	2-3	2-2.5
Courtyard	1,552-1,969	2 - 2 + den - 3	2-3	2-3
Estate	1,800-2,552	3 to 4 + den	2-3	2-3

Representative exterior examples. Individual homes may vary by model, elevation, lot, renovations and features.

Club Villas & Patio 1 Homes



CLUB VILLAS

Approx. 1,034-1,438 sq. ft.

2 to 2 + den | 2 baths | 1.5-2 car garage

To see the services included for this home style see the chart on page 19.



PATIO 1 HOMES

Approx. 1,509-2,193 sq. ft.

3-4 bedrooms | 2-3 baths | 2-2.5 car garage

To see the services included for this home style see the chart on page 19.

Service eligibility and timing should be verified for the specific property and current HOA documents.

Patio 2 & Courtyard Homes



PATIO 2 HOMES

**Approx. 1,509-
2,193 sq. ft.**

**3-4 bedrooms | 2-3 baths |
2-2.5 car garage**

To see the services included for
this home style see the chart on
page 19.



COURTYARD HOMES

**Approx. 1,552-
1,969 sq. ft.**

**2 to 2 + den to 3 | 2-3 baths
| 2-3 car garage**

To see the services included for
this home style see the chart on
page 19.

*Representative exteriors only. Layouts, architectural details and
property improvements vary.*

Estate Homes & Property-Specific Details



ESTATE HOMES

**Approx. 1,800-
2,552 sq. ft.**

**3 to 4 + den | 2-3 baths |
2-3 car garage**

To see the services included
for this home style see the
chart on page 19.

What to verify for every home



Living area & floor plan

Square footage and room configuration should be confirmed for the specific property.



Exterior obligations

Painting, roof, landscaping and irrigation responsibilities depend on home type and governing documents.



Updates & condition

Renovations, permits, systems, roof age and other improvements vary by home.



Lot & view

Golf, pond, conservation, interior and road-adjacent settings differ from property to property.

Governing documents, seller disclosures, inspections and property records control over general guide descriptions.

Included Services by Home Type

This is a chart to show the services each style of home receives. A check means the service is included for that home type; an X mark means it is not included for that home type..

SERVICE	CLUB VILLAS	COURT-YARD	PATIO 1	PATIO 2	ESTATE
Lawn mowing	✓	✓	✓	✓	✓
Edging - lawn & planter areas	✓	✓	✓	✓	✓
Blowing - walks & driveways	✓	✓	✓	✓	✓
Yard & plant care	✓	X	X	X	X
Fertilization	✓	X	X	X	X
Irrigation - lawn & landscaping	✓	X	X	X	X
Sprinkler inspection	✓	✓	✓	X	X
Exterior pesticide	✓	X	X	X	X
Basic cable TV & WIFI (Spectrum)	✓	✓	✓	✓	✓
Exterior home painting (5-7 years)	✓	✓	✓	X	X
Roof replacement (17-20 years)	✓	✓	✓	X	X

Verify current eligibility, services, scheduling, reserves and property-specific responsibility with official HOA documents before purchase.

Understanding the HOA & CDD



HOMEOWNERS ASSOCIATION

HOA

-  Community standards & ACC review
-  Home-type services in the matrix
-  Golf course responsibility
-  Dues set annually and paid quarterly
-  Amounts vary by home type



COMMUNITY DEVELOPMENT DISTRICT

CDD

-  Local special-purpose government
-  Assessment appears on the tax bill
-  Roads, lighting and community infrastructure
-  Clubhouse, pool and many amenities
-  Gates, ponds and common facilities

BUYER TAKEAWAY

Request current HOA dues, the property-specific CDD assessment, governing documents, service eligibility, estoppel information and any membership details before purchase.

Everyday Convenience + Regional Access



Just outside the gate

Arbor Square at Connerton, is just outside the front gate, it's reachable by walking, golf cart or automobile. It has a Publix, multiple eating venues, bank, nail and beauty salon, insurance, veterinarian, ice cream shop, etc...



Healthcare

Community resources list St. Joseph's Hospital North, AdventHealth Wesley Chapel and nearby urgent-care options.



Shopping & dining

US 41, SR 54, Wesley Chapel and the wider Tampa Bay area provide grocery, pharmacy, retail and restaurant choices.



Beaches & entertainment

Tampa attractions, Clearwater Beach, St. Petersburg and Orlando are practical day-trip destinations.



More golf within reach

The Groves itself is public, and additional courses are available throughout Pasco County, Wesley Chapel and the Tampa Bay region.

Frequently Asked Questions



Is golf membership required?

No. The course is public. Memberships are available, but public play does not require membership.



Are new homes being built?

No. Current home opportunities are resale homes.



What are the age qualifications?

Current official information generally states that at least one permanent resident must be 55+ and all permanent residents must be at least 22. Governing documents control.



What home styles are available?

Club Villas, Patio 1, Patio 2, Courtyard and Estate homes.



Are pets allowed?

Current HOA FAQ information describes a maximum of two domestic pets, provided they do not constitute a nuisance. Confirm current policy.



Do exterior changes require approval?

Yes. The HOA states that exterior changes, including landscaping, require prior ACC approval.



Can residents use golf carts?

Golf carts are used within the community subject to community rules and Florida law. Sidewalk driving is not permitted.



How should fees be verified?

Request current HOA dues, the property-specific CDD assessment, any golf/member charges and an explanation of included services.

Plan Your Visit

Buyer tour checklist

- ☒ Tour the clubhouse, pool, gym, library and recreation areas.
- ☒ Drive through each home-style area and compare streets, lots and views.
- ☒ Visit the golf course, practice facilities and The Turn.
- ☒ Compare HOA service eligibility for the homes you like.
- ☒ Review nearby shopping, healthcare and driving routes.
- ☒ Request current HOA, CDD, rules, fees and property disclosures.
- ☒ Discuss available homes, recent sales and market conditions.



PINTES REALTY LLC

Ready to explore?

Bring this guide, take notes and compare homes by lifestyle fit - not just price.

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SCAN TO CONNECT

Ready to make The Groves part of your next chapter?



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