BUYER EDITION

PINTES REALTY LLC

Timber Greens Country Club

55+ Resale Buyer Guide

HOMES | GOLF | AMENITIES | COSTS | LIFESTYLE

Prepared for prospective homebuyers by Jim & Rhina Pinciotti

Your Real Couple for All Your Real Estate Needs

Updated September 2026

A Personal Introduction

Welcome to Timber Greens

Buying in an established country-club community is about more than bedrooms and square footage. It means comparing villa and detached-home responsibilities, the condition of major systems, the master association and any village association, golf and amenity use, insurance, and the lifestyle you want every day.

We created this independent guide to help you understand Timber Greens before you make an offer. We can help compare available homes, pull property-specific documents, evaluate recurring costs, coordinate inspections and identify the questions that matter most in a resale purchase.

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SellAndBuyInTampa.com

Local Knowledge. Personal Service.

We help active-adult buyers compare lifestyle, costs, home condition, rules and resale value—not just the listing price.

How to Use This Guide

This guide follows the questions active-adult resale buyers ask most often: What is the lifestyle? What amenities and golf are available? What types of homes are here? Which fees apply? And what should be verified before making an offer?

Important

This is an independent real estate information guide prepared by Pintes Realty, LLC. It is not an official Timber Greens Community Association, village association, golf-course or MLS publication.

Fees, rules, services, golf rates, insurance responsibilities and market conditions can change. The current estoppel, association documents, seller disclosures, insurance quotes and property inspection should control your purchase decision.

Timber Greens at a Glance

55+ AGE-QUALIFIED ACTIVE ADULT	**1990s–2000s** ESTABLISHED RESALE COMMUNITY	**783** TOTAL HOMES — PUBLIC COMMUNITY PROFILE
18 holes GOLF COURSE	**Villas + detached** HOME TYPES	**New Port Richey** LOCATION

Mature community. Resort-style routine.

Timber Greens combines golf, clubhouse dining, recreation, resident activities and established landscaping in a gated active-adult setting. Because the community is built out, every purchase is a resale—and the exact home, village and maintenance history matter.

Resale: What Changes for Buyers

Home condition

Roof age, HVAC, windows, plumbing, electrical, lanai/pool improvements and deferred maintenance can differ dramatically from one resale to the next.

Village + master documents

Some properties have only the Timber Greens master association; many villas also have a village association with separate fees and maintenance responsibilities.

Insurance & insurability

A lower-priced home can become more expensive if roof age, wind mitigation, plumbing or other property features create insurance challenges.

Estoppel + recurring costs

Verify the exact master fee, village fee, cable/internet component, assessments, golf charges and any property-specific balances before closing.

Buyer takeaway

At Timber Greens, two similar-looking homes can have very different ownership costs and maintenance obligations. Compare the complete property file—not just the floor plan and asking price.

New Port Richey Convenience

Community address

6333 Timber Greens Boulevard
New Port Richey, FL 34655

Nature next door

Jay B. Starkey Wilderness Preserve is adjacent, adding trails, nature and outdoor recreation close to home.

Everyday access

Shopping, dining, medical services and Gulf Coast destinations are available throughout New Port Richey, Trinity and the broader Pasco area.

Regional connections

SR 54, US 19 and the Suncoast Parkway provide access to Tampa Bay employment, entertainment and airport routes.

Healthcare

HCA Florida Trinity Hospital and a broad network of medical offices are within the surrounding Trinity/New Port Richey area.

Location takeaway

Timber Greens feels established and residential while remaining close to everyday services—and it sits beside one of Pasco County’s major wilderness preserves.

Active Days, Easy Connections

Golf-centered rhythm

An 18-hole course, pro shop and golf groups give residents the option to build golf into a weekly—or daily—routine.

Social connection

Club-sponsored dinners, entertainment, cards, hobbies and resident groups create multiple ways to meet neighbors.

Movement & wellness

Swimming, water aerobics, fitness, yoga, line dancing, tennis, pickleball, bocce and shuffleboard support an active routine.

A built-out setting

Unlike a new community waiting for amenities and landscaping, Timber Greens offers a mature physical environment and an established resident culture today.

Best way to judge the lifestyle

Tour the clubhouse and recreation areas at the times you would actually use them, and ask for the current activity calendar, golf schedule and dining hours.

The Clubhouse & Amenity Campus

GATHER
Clubhouse
Social events
Card room

WELLNESS
Fitness center
Yoga & classes
Pool & spa

PLAY
Pickleball
Tennis
Bocce / shuffleboard

CREATE
Arts & crafts
Ceramics
Library

DINE
19th Hole
Lunch & dinner
Poolside options

GOLF
18-hole course
Pro shop
Resident play

Tour it as a resident—not just as a visitor.

Check parking, shade, activity levels, restaurant traffic, court use, fitness hours and how the clubhouse feels on an ordinary weekday.

Pool, Courts & Open-Air Living

Pool & spa

The clubhouse recreation area includes a resort-style pool and spa, with poolside dining possibilities and social use.

Court sports

Current community materials list tennis, pickleball, bocce and shuffleboard among resident recreation options.

Water aerobics & fitness

The community activity list includes swimming and water aerobics, supporting low-impact exercise and social wellness.

Rules & reservations

Court hours, reservations, guest access and pool rules are governed by current association policies. Verify the rules that matter to your routine.

Try the amenities before you buy

A community can have the right amenities on paper but a different feel in person. Tour during morning, afternoon and evening activity periods when possible.

Inside the Clubhouse: Gather, Dine & Play

19th Hole & dining

Lunch, dinner and casual gathering spaces make the clubhouse useful even on days you are not golfing.

Library & card room

The library has a rotating collection of more than 1,000 books, while organized cards and Mah Jongg create quieter social options.

Events & entertainment

Community materials describe themed dinners, sporting events and entertainment designed to bring residents together.

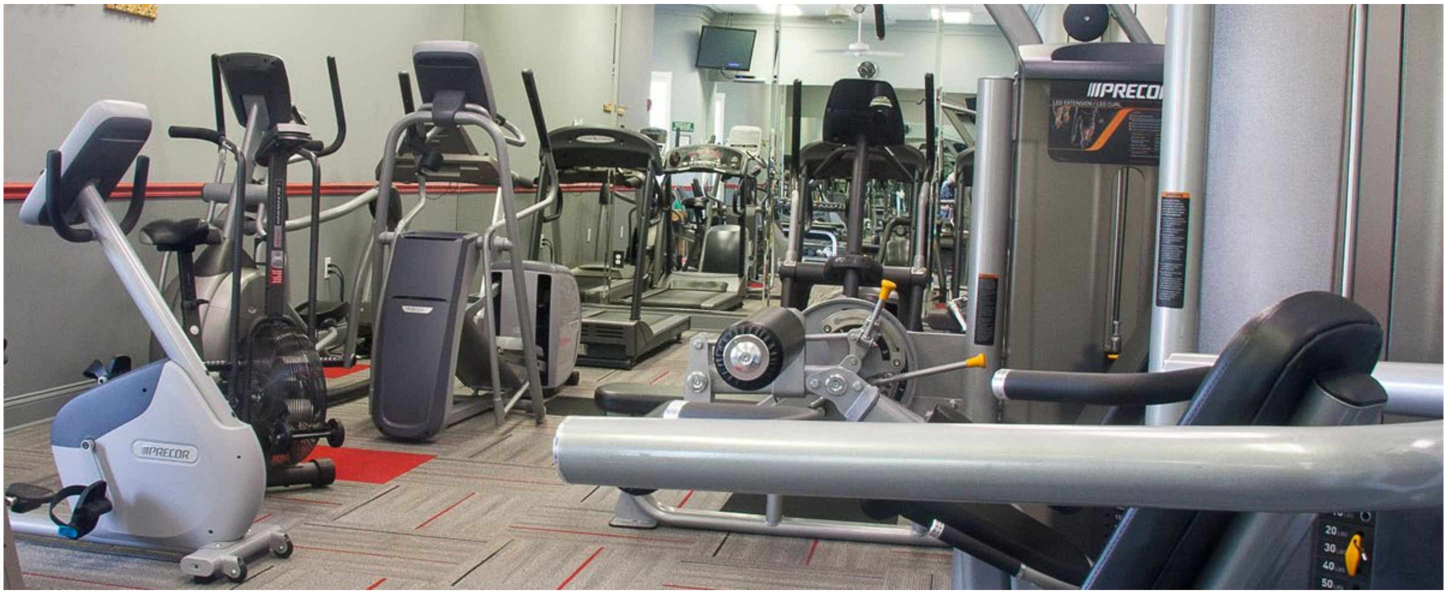
Ask for the current calendar

The activity calendar is one of the best indicators of how active the community feels right now—and whether the schedule matches your interests.

Also available

Arts & crafts, ceramics, table tennis, bingo, bridge, bunco, canasta, poker, Rummikub, Women's Club, Veterans Group and other activities appear on the current community list.

Fitness, Movement & Recovery



Fitness center

The current activity list includes a fitness center for independent workouts.

Group movement

The Great Room hosts group exercise, yoga and line dancing in a social setting.

Low-impact options

Swimming, water aerobics and chair yoga/stretching give residents additional ways to stay active.

Beyond the clubhouse

With Jay B. Starkey Wilderness Preserve adjacent, walking and nature recreation are also close to the community.

Verify access

Confirm current operating hours, guest rules, class charges, equipment policies and whether any trainer or specialty programs carry separate fees.

19th Hole, Dining & Everyday Connection

Lunch & dinner

Timber Greens publishes resident lunch and dinner dining information, giving the clubhouse an everyday social role beyond special events.

Poolside convenience

Community materials note that food and drinks can be purchased from the 19th Hole and enjoyed in designated pool areas under current rules.

Social hub

A casual meal after golf, dinner with neighbors or a club event can make the clubhouse feel like an extension of home.

Separate spending

Restaurant purchases, events and golf charges are not the same thing as the base HOA assessment. Build optional lifestyle spending into your monthly budget.

Buyer tip

Review a current menu, hours and event calendar when you tour. The lifestyle is easier to understand when you see how residents actually use the clubhouse.

Golf at Timber Greens

18 holes
COURSE

Pro shop
ON-SITE SUPPORT

Rules apply
GOLF CARTS

For golfers

A home inside a golf community can add convenience, views and social opportunities—but golf pricing, cart rules, guest rates and tee-time procedures should be reviewed separately from HOA fees.

Homesite matters

Golf-course frontage can create beautiful views, but also consider cart paths, ball exposure, maintenance activity, afternoon sun, privacy and resale appeal before choosing the exact lot.

Age Rules, Guests, Pets & Access

Age qualification

Current Timber Greens rules state that at least one occupant of the home or villa must be age 55 or older.

Permanent residents

Current rules state that no person under age 18 may reside on the premises. Review the exact household situation with current documents.

Leasing

Master rules require a written lease of at least three months; the lessee must be 55+, and no resident under 18 is allowed. Village rules can add restrictions.

Guests under 18

Current master rules limit overnight guests under age 18 to four consecutive weeks within a six-month period.

Pets

Verify current pet, leash and common-area rules in the governing documents for the exact property.

ARC & exterior changes

Exterior painting, roofs, landscaping and other visible changes can require architectural approval at the master and/or village level.

Governing documents control

Marketing is useful orientation, but the current master declaration, rules, village documents and property-specific estoppel should control your decision.

Villas & Detached Homes

Villas / maintained neighborhoods

Many villa properties carry a village/sub-association assessment in addition to the Timber Greens master assessment. The village may maintain selected exterior or landscape items.

Detached single-family homes

Most detached homes are owner-maintained for roof, exterior, lawn, irrigation, windows and dwelling insurance unless the exact property has additional association obligations.

Resale variety

Homes were built over multiple years and can range from largely original condition to extensively renovated. Compare major systems, layout, lot and improvement quality.

Do not buy by square footage alone

Two similarly sized homes may differ in village fees, roof age, updates, golf-course exposure, flood/insurance profile and long-term maintenance costs.

Property-specific documents are essential

For villas, verify the exact village. For detached homes, confirm whether a second association exists. Do not rely only on MLS shorthand.

August 2026 Resale Snapshot

Realtor.com neighborhood data for August 2026 provides a useful market-level snapshot. It is not a substitute for a live MLS search on the day you are buying.

23
HOMES FOR SALE

$336,000
MEDIAN LIST PRICE

$320,000
MEDIAN SOLD PRICE

$215
MEDIAN PRICE / SQ. FT.

97 days
MEDIAN DAYS ON MARKET

Balanced
MARKET BALANCE

What this means for buyers

Inventory and negotiation can vary by home type and condition. A renovated golf-front villa and an original-condition detached home may behave like different markets inside the same community.

Use live MLS data for the exact decision

Before making an offer, compare active, pending and recently closed sales by home type, square footage, village, lot/view, updates and days on market.

Market data changes continuously. Snapshot reflects Realtor.com neighborhood statistics reported for August 2026.

Village Fees & Maintenance Responsibilities

There is not one universal Timber Greens "villa fee." Villas can have a Timber Greens master assessment plus a separate village assessment. The village—not simply the villa size—drives the second fee and maintenance scope.

Current fee examples

Recent 2026 listings show villa totals in roughly the mid-$400s per month when the master assessment and village assessment are combined. Examples vary by village and listing.

Village-specific—not size-based

Do not assume a small villa and large villa have different fees because of square footage. Confirm the assessment schedule for the exact village and lot.

Often maintained

Depending on the village: lawn/landscape services, irrigation-system components, exterior painting and selected common or exterior maintenance may be included.

Do not assume included

Roof replacement, structural repairs, windows/glass and individual dwelling insurance should never be assumed. Village documents control.

Baywood example: "not maintenance free"

Baywood's current rules specifically emphasize that owners and agents should not market the village as maintenance free. Roof work and exterior changes require approval, and some building components remain the owner's responsibility.

Best practice: obtain the current master estoppel + village estoppel + village budget + declaration before the inspection period expires.

Owner Responsibilities & Inspection Focus

Typical recurring structure

A detached home commonly has the Timber Greens master association assessment without the villa-style maintenance fee. Verify the exact property.

Owner-maintained items

Plan to evaluate and budget for roof, exterior paint/stucco, lawn, irrigation, windows/doors, HVAC, plumbing, electrical and dwelling insurance unless documents say otherwise.

Inspection priorities

Pay close attention to roof age/permits, wind mitigation, HVAC age, electrical panels, plumbing supply/drain lines, moisture, lanai/pool work and termite/WDO history.

Renovation quality

Updated finishes add value only when the underlying work is sound. Confirm permits where appropriate and inspect workmanship—not just appearance.

Insurance quote before the deadline

Obtain a property-specific homeowners quote early in the inspection period. Age and condition of major components can materially change the true monthly ownership cost.

Lot, View & Condition Can Change Value

Golf-course view

Consider fairway/green orientation, cart path, ball exposure, maintenance traffic and privacy—not just the view itself.

Conservation / preserve

Natural views can feel private and peaceful. Verify property lines, conservation restrictions, drainage and vegetation-maintenance limits.

Interior lot

Often quieter from golf activity and may provide straightforward upkeep, but privacy varies by neighboring home orientation.

Corner / road-adjacent

Evaluate traffic, headlights, pedestrian activity, setbacks, side-yard exposure and resale appeal.

Walk the exact property

Stand in the lanai, backyard, driveway and primary-bedroom windows. Visit more than once if the view, road activity or golf exposure is important to you.

Resale Contract, Inspection & Document Review

1. Offer strategy

Compare recent closed sales and active competition by home type, village, condition and lot—not only price per square foot.

2. Inspection period

Schedule general inspection plus specialty inspections as needed. Leave time for insurance quotes and repair estimates.

3. Association documents

Review master documents and all applicable village documents, budgets, rules, estoppels and pending assessments.

4. Permit history

Check roof, HVAC, windows, electrical, pool/lanai and other material improvements for permit history where applicable.

5. Insurance

Get property-specific homeowners, wind and flood-zone guidance early. Roof age and mitigation features matter.

6. Final ownership cost

Add HOA/village fees, taxes, insurance, utilities, golf/fitness/dining spending and future maintenance reserves.

The goal is clarity before the contract becomes difficult to change

A strong resale purchase is one where the home condition, documents, insurance and recurring costs all make sense—not just the purchase price.

HOA, Village Fees & CDD Snapshot

Timber Greens has a master association, and some properties—particularly villas—also belong to a village association. Current dollar amounts should always be confirmed by estoppel.

≈ $305–$315/mo

MASTER HOA — CURRENT EXAMPLES

≈ mid-$400s/mo

VILLA TOTAL — CURRENT EXAMPLES

Master HOA commonly supports

24-hour guard/community patrol, cable and internet bulk services, pool/recreation, trash and community/common-area operations are shown in current rules/listings. Confirm the current budget and estoppel.

Village fee may support

Depending on the village: grounds, irrigation-system maintenance, exterior painting, management, reserves and selected exterior/common maintenance.

Owner still budgets for

Property taxes, homeowners insurance, electricity/water, roof and home systems unless specifically maintained by an association, plus optional golf/dining/event spending.

CDD

No Timber Greens CDD assessment has been identified in current public resale listings reviewed for this guide. Verify the exact tax bill and estoppel for the property.

Why the range? Recent 2026 MLS examples show the master fee around $305–$315/month, and villa totals vary by village. A dated estoppel is the authoritative property-specific source.

What to Verify for the Exact Property

Documents

Master declaration + current rules
Applicable village declaration/bylaws
Budgets + reserve information
Estoppels + assessments

Property

Seller disclosure
Inspection reports
Roof/HVAC/windows age
Permit history
Survey + property lines

Monthly cost

Master HOA
Village HOA if applicable
Property taxes
Insurance
Utilities
Golf/dining/event spending

Rules

Age/occupancy
Leasing
Pets
Parking/golf carts
ARC/exterior changes
Guest access

Do not rely on listing remarks alone

MLS fields can be incomplete or use broad terms such as “maintenance exterior.” Read the actual governing documents to determine who is responsible for roofs, walls, painting, lawn, irrigation, insurance and reserves.

Our role

We can organize the property-specific comparison so you can see the purchase price, immediate repair needs, recurring fees and long-term ownership obligations side by side.

Everyday Convenience + Gulf Coast Access

Nature

Jay B. Starkey Wilderness Preserve
Trails, biking and outdoor recreation

Shopping

New Port Richey / Trinity retail
Publix and everyday services
US 19 and SR 54 corridors

Healthcare

HCA Florida Trinity Hospital
Physicians, urgent care and specialty offices

Dining & social

New Port Richey downtown
Trinity / Mitchell Ranch area
Gulf Coast restaurants

Beaches & waterfront

Tarpon Springs
Honeymoon Island / Dunedin area
Gulf Coast day trips

Tampa Bay access

Suncoast Parkway routes
Tampa International Airport
Downtown Tampa attractions

Location takeaway

Timber Greens offers an established country-club lifestyle in New Port Richey with nature next door and practical access to Trinity, the Gulf Coast and the broader Tampa Bay region.

READY TO EXPLORE?

Make Timber Greens part of your next chapter.

RESALE BUYER TOUR CHECKLIST

- Tour the clubhouse, dining, pool, courts, fitness and golf facilities.
- Ask for the current activity calendar, golf rates and dining schedule.
- Compare villas and detached homes using live MLS inventory.
- Request master + applicable village documents and current estoppels.
- Verify the exact HOA/village fees, maintenance scope and assessments.
- Inspect roof, HVAC, windows, plumbing, lanai/pool work and insurance profile.
- Review age, guest, pet, leasing, parking, golf-cart and ARC rules.
- Walk the exact lot and evaluate view, drainage, privacy and permit history.

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