



Valencia Ridge

55+ New-Construction Buyer Guide

[HOMES](#) | [AMENITIES](#) | [COSTS](#) | [LIFESTYLE](#)

Prepared for prospective homebuyers by Jim & Rhina Pinciotti

Your Real Couple for All Your Real Estate Needs

A Personal Introduction

Welcome to Valencia Ridge

Buying new construction is about more than selecting a floor plan. It means comparing collections, home sites, structural choices, design upgrades, builder incentives, closing costs, construction timing and the long-term HOA, tax and insurance picture.



We created this independent guide to help you understand the Valencia Ridge lifestyle and approach the builder process with clarity. The builder's sales team represents the builder. We can represent you, compare options, document promises and help protect your interests from the first visit through closing.

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Local Knowledge. Personal Service.

We help buyers compare floor plans and homesites, evaluate incentives and costs, attend key appointments, coordinate inspections and review property-specific documents before closing.

How to Use This Guide

This guide follows the questions active-adult buyers ask most often: What is the lifestyle? Which amenities are open? Which homes and collections fit? What costs should be expected? And what should be verified before signing a builder contract?

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Important

This is an independent real estate information guide prepared by Pintes Realty, LLC. It is not an official GL Homes, Valencia Ridge, HOA, CDD or community-association publication.

Prices, incentives, construction timing, fees, rules and services can change. Current written builder and property-specific information should be reviewed before purchase.

Valencia Ridge at a Glance

**55+**AGE-QUALIFIED ACTIVE
ADULT**3 collections**SIGNATURE | VINTAGE |
CROWN**12 plans**CURRENT PUBLISHED
DESIGNS**1,674–3,139 sq. ft.**

PUBLISHED A/C RANGE

29,000 sq. ft.

PLANNED CLUBHOUSE

Wesley Chapel

PASCO COUNTY, FLORIDA

Contemporary homes + an expanding resort lifestyle

Single-story designs, an open Racquet Club, and a major clubhouse campus position Valencia Ridge for active-adult living in one of Wesley Chapel's fastest-growing areas.

Published specifications and pricing are orientation only. The exact homesite, contract, selections, incentives and written community disclosures control.

New Construction: What Changes for Buyers



Builder representation

The onsite sales consultant works for the builder. Independent buyer representation should be established before the first registration or visit.

Homesite & setting

Lake, preserve, interior, road-adjacent and corner locations can change premiums, views, privacy, drainage and future resale appeal.

Contract & timing

Builder contracts, deposits, cancellation rights, completion dates and closing requirements differ from standard resale contracts.

Options & final cost

Base price is only the starting point. Structural choices, design-center selections, lot premiums, financing and closing costs determine the true total.

Buyer takeaway

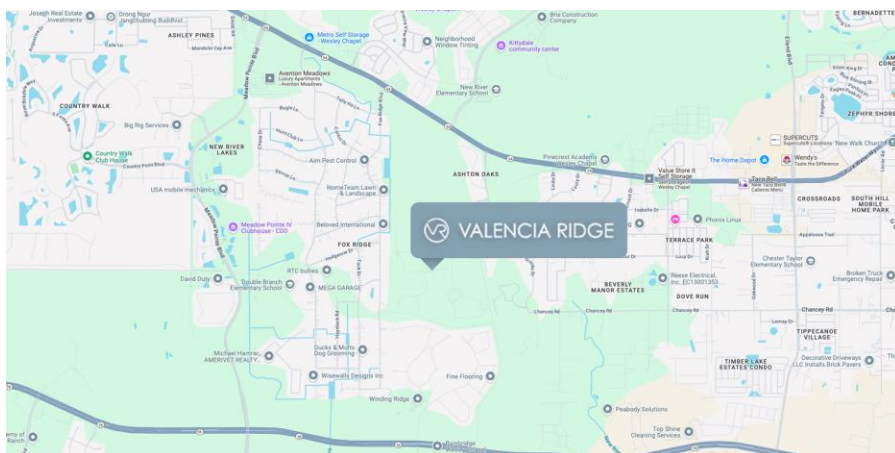
Bring your real estate representative on the first visit and have that representation documented before you register with the builder.

Wesley Chapel Convenience

Community / sales center

32555 Murano Court
Wesley Chapel, FL 33543

Open daily: 9 a.m.–5 p.m.
Builder phone: 813-228-6300



Regional connections

I-75 via SR 56
Downtown Tampa and Tampa International Airport

Shopping

The Shops at Wiregrass
Tampa Premium Outlets
The Grove / KRATE

Healthcare

AdventHealth Wesley Chapel
BayCare Hospital Wesley Chapel
Regional medical offices

Dining

Wesley Chapel / SR 56 corridor
KRATE and Wiregrass options

Recreation

Pickleball, golf, parks and Tampa Bay destinations

Travel

Airport access, downtown events and Gulf Coast day trips

Travel time depends on route, traffic and destination. GL Homes describes the community as roughly 30 minutes from the heart of Tampa Bay; verify your specific commute with current mapping.

Active Days, Easy Connections



Lifestyle programming

Broadway-style shows, social events, wellness programs, classes and activities are central to the Valencia concept.

Wellness

Fitness, movement, lap swimming, resort-pool relaxation and outdoor recreation support an active routine.

Social connection

A grand social hall, sports lounge, restaurant, bar and club spaces are designed to bring residents together.

Outdoor activity

Pickleball, tennis, bocce, yoga lawn, lakes and landscaped streetscapes extend the lifestyle outdoors.

A community still taking shape

The Racquet Club is open; GL Homes reported the main clubhouse under construction in August 2026. Confirm current opening dates and temporary programming before purchase.

The Clubhouse & Amenity Campus



Water

Resort-style pools
Lap pool

Sports

Pickleball
Tennis
Bocce

Gather

Clubhouse
Restaurant & bar
Social spaces

Pools, Courts & Open-Air Living



Water features

Planned resort-style pool areas, a dedicated lap pool, shaded seating and spaces to relax with neighbors.

Court sports

The Racquet Club is open with pickleball and tennis; bocce courts add another social sport option.

Movement outdoors

A yoga lawn and landscaped community setting create room for stretching, classes and time outside.

Visit in person

Tour at the times you expect to use the amenities to observe activity levels, shade, parking and construction progress.

Renderings and marketing images may depict planned facilities. Confirm what is open, what is under construction and what is included at the time of contract.

Inside the Clubhouse: Gather, Dine & Play



Grand social hall

A major gathering space is planned for shows, celebrations, meetings and resident programming.

Lobby & gathering spaces

Contemporary interiors and flexible seating areas are designed for casual connection and organized events.

Sports lounge

Billiards, televisions and lounge seating support game days and relaxed social time.

Lifestyle team

Schedules, clubs, ticketing, guest policies and reservations will evolve as the community grows.

Ask for the current calendar

A current event calendar—and a list of what is operating now—is the best way to understand the lifestyle available on your move-in date.

Fitness, Movement & Recovery



Fitness center

A state-of-the-art fitness center is promoted as part of the 29,000-square-foot clubhouse program.

Group movement

The planned amenity mix supports group fitness, flexibility, wellness programming and outdoor yoga.

Lap swimming

A lap pool gives residents a dedicated option for low-impact cardiovascular exercise and training.

Verify access

Confirm opening dates, operating hours, guest rules, class charges, reservations and any trainer policies.

Restaurant, Bar & Everyday Connection



Full-service restaurant

The clubhouse plan includes onsite dining intended to make meals, meetups and community events more convenient.

Bar & social setting

The bar and lounge areas are designed for casual conversation, special events and an easy night out close to home.

Programming

Shows, social events, clubs and activities provide recurring ways to meet neighbors around shared interests.

Current details matter

Menus, hours, minimums, guest access, reservations and additional charges should be confirmed when facilities open.

The Racquet Club Is Open



Pickleball

Multiple dedicated courts support one of the most popular active-adult sports.

Tennis

Tennis courts add competitive and recreational play to the sports program.

Bocce

Bocce provides a relaxed, social court-sport option for residents and guests.

Tour before you decide

Ask about court reservations, open play, leagues, lessons, guest access, lighting and any separate program charges.

The Racquet Club's early opening gives current buyers an amenity they can experience while the larger clubhouse campus continues toward completion.

Age Rules, Guests, Pets & Access

Age qualification

Valencia Ridge is marketed as a 55+ active-adult community. Review the recorded age and occupancy restrictions for the exact household situation.

Permanent residency

Do not assume marketing shorthand answers every household question. Verify minimum-age rules for all permanent residents.

Guests

Confirm guest duration, amenity access, parking and credential procedures in current written policies.

Amenities during construction

Ask which facilities are open now, what temporary programming exists and whether dates are estimates or contract commitments.

Pets

Verify pet number, breed, leash and common-area rules in the governing documents.

Entry & credentials

The community promotes a staffed gatehouse. Confirm resident, vendor and guest-entry procedures.

Governing documents control

Marketing is useful orientation, but current recorded documents, builder disclosures and written association policies should guide the decision.

Three Collections, Twelve Designs

GL Homes currently publishes twelve single-story designs across three collections. The collection determines the general size range and garage possibilities; the exact homesite, elevation and selections determine the finished home and total price.

Signature Collection

1,674–2,073 A/C sq. ft.

Camelia

Ibis

Jasmine

Orchid

Vintage Collection

2,209–2,474 A/C sq. ft.

Annabelle

Isabella

Claudia

Elena

Crown Collection

2,720–3,139 A/C sq. ft.

Sapphire

Amethyst

Crystal

Emerald

Current-price note

Builder pricing and incentives change frequently. Use the collection pages for orientation, then request a dated price sheet and written incentive summary for the exact home.

Twelve Plans: Published Reference

Published specifications below were checked September 2, 2026. Verify the current plan sheet, included features and exact contract home.

PLAN	A/C SQ. FT.	PUBLISHED BED / BATH	GARAGE
Camelia	1,674	2 + den / 2	2-car
Ibis	1,807	2 + den / 2	2-car
Jasmine	1,954	3 + den / 3	2-car
Orchid	2,073	3 + den / 3	2-car
Annabelle	2,209	3 + den / 2.5	2-car + golf cart/storage
Isabella	2,276	2 + den / 2.5	2-car
Claudia	2,450	3 + den / 3	2-car
Elena	2,474	3 + den / 3.5	3-car
Sapphire	2,720	3 + office / 3.5	2-car + golf cart/storage
Amethyst	2,788	3 + den / 3.5	3-car
Crystal	2,852	3 + club room / 3.5	3-car
Emerald	3,139	4 + den / 4.5	3-car

All designs are published as one story. Optional rooms and configurations vary; total square footage includes non-air-conditioned areas and is larger than A/C square footage.

Signature Collection



CAMELIA

1,674 sq. ft. | 2 beds + den | 2 baths

The most compact published plan, with an optional third bedroom and two-car garage.

IBIS

1,807 sq. ft. | 2 beds + den | 2 baths

A slightly larger two-bedroom design with flexible den / optional third bedroom.

JASMINE

1,954 sq. ft. | 3 beds + den | 3 baths

Three full baths and an optional fourth bedroom add flexibility for guests.

ORCHID

2,073 sq. ft. | 3 beds + den | 3 baths

The largest Signature plan, with a dramatic foyer and an open main living area.

Good fit for

Buyers who want a more efficient footprint while retaining a den, open living area, covered outdoor space and a two-car garage.

Vintage Collection



ANNABELLE

2,209 sq. ft. | 3 beds + den | 2.5 baths

Golf-cart garage/storage expands utility beyond the two-car garage.

ISABELLA

2,276 sq. ft. | 2 beds + den | 2.5 baths

A generous two-bedroom plan with den and open great-room living.

CLAUDIA

2,450 sq. ft. | 3 beds + den | 3 baths

Three full baths make this plan especially flexible for frequent guests.

ELENA

2,474 sq. ft. | 3 beds + den | 3.5 baths

The largest Vintage plan adds a three-car garage and three ensuite-capable bedrooms.

Good fit for

Buyers seeking more guest separation, expanded storage and larger entertaining space without moving into the Crown size range.

Crown Collection



SAPPHIRE

2,720 sq. ft. | 3 beds + office | 3.5 baths

Includes a dedicated home office and golf-cart garage/storage.

AMETHYST

2,788 sq. ft. | 3 beds + den | 3.5 baths

A three-car garage and flexible den support hobbies, guests and storage.

CRYSTAL

2,852 sq. ft. | 3 beds + club room | 3.5 baths

A club room adds a distinct space for games, media or entertaining.

EMERALD

3,139 sq. ft. | 4 beds + den | 4.5 baths

The largest published plan, with four bedrooms and a three-car garage.

Good fit for

Buyers prioritizing larger guest suites, dedicated specialty rooms, three-car or golf-cart storage, and more substantial entertaining space.

Contract, Homesite & Construction Details

Representation & registration

Confirm how your agent must be registered before the first community visit and before sharing personal information with the builder.

Homesite & premium

Review orientation, view, setbacks, easements, drainage, future phases, road noise and the written homesite premium.

Builder contract

Understand deposits, financing contingencies, completion extensions, default provisions, warranty terms, closing requirements and dispute clauses.

Selections & change orders

Separate included features from upgrades. Track structural choices, design selections, deadlines and all signed change orders.

Inspections

Consider pre-drywall, final and warranty-period inspections by qualified independent inspectors, subject to builder access rules.

Insurance & closing

Obtain insurance early, confirm lender requirements, review title/survey matters and compare the final closing statement with the contract.

Do not rely on verbal promises

Material features, credits, deadlines and commitments should appear in the signed contract, addendum, selection sheet or other builder-approved writing.

HOA, CDD & Property-Tax Snapshot

Public marketing does not provide a complete property-specific cost picture. Request current written disclosures for the exact homesite before committing.

HOA: obtain the current schedule

Request the regular assessment, billing frequency, included services, transfer / capital charges, working-capital contribution and any planned increases. **HOA Fees are showing \$349 to \$499/month until all amenities are built and then it raises to \$525/month +**

CDD / assessments: verify the parcel

Confirm whether the exact homesite is subject to a Community Development District or other non-ad-valorem assessments, including annual debt service and operations amounts. **CDD Fee is showing \$1932 annually county tax site.**

Property taxes can change

A new home's initial tax bill may reflect vacant land or partial construction. Budget from the finished value and current millage—not the seller's or builder's early bill.

What to request

Current fee sheet; HOA budget and governing documents; CDD disclosure and bond schedule if applicable; estimated completed-home taxes; utility and insurance estimates.

Budget for the exact home

The street address, homesite number, contract price, option total and recorded assessment data matter more than a generic community estimate.

Prices and promotional savings shown by GL Homes in September 2026 are time-sensitive. Confirm eligibility, expiration, lender/title-company requirements and whether an incentive changes the negotiated price or closing costs.

What to Verify Before You Sign

Purchase-price components

- Base home price
- Homesite premium
- Elevation / exterior choices
- Structural options
- Design-center selections
- Pool, screen enclosure or outdoor upgrades
- Change orders

Recurring ownership costs

- HOA assessments
- CDD / non-ad-valorem assessments, if any
- Property taxes
- Homeowners and flood insurance
- Utilities, pest and pool service
- Repairs after warranty periods

Contract / closing charges

- Builder deposits
- Financing and rate-lock costs
- Title and settlement charges
- Prepays and escrows
- HOA / community contributions
- Inspection costs
- Moving and window treatments

Documents to request

- Dated price and incentive sheets
- Included-features list
- Site plan and homesite disclosure
- Builder contract and warranty
- HOA declaration, rules and budget
- CDD disclosure, if applicable
- Estimated closing-cost worksheet

Compare the total—not just the base price

A well-chosen lower base price can become more expensive after lot, structural and design upgrades. Keep a running all-in budget before each decision meeting.



Everyday Convenience + Regional Access

Shopping

The Shops at Wiregrass
Tampa Premium Outlets
The Grove / KRATE
Publix, Costco and daily services

Healthcare

AdventHealth Wesley Chapel
BayCare Hospital Wesley Chapel
Physicians and urgent care across the SR 56 corridor

Dining & social

Wiregrass and SR 56 restaurants
KRATE entertainment and dining
New Tampa and Tampa options

Airports & downtown

Tampa International Airport
Downtown Tampa and Riverwalk
Professional sports and performing arts

Golf within reach

Public and semi-private courses across
Wesley Chapel, Land O' Lakes and north
Tampa

Beaches & recreation

Clearwater Beach, Gulf Coast destinations,
parks and springs are practical regional day
trips

Location takeaway

Valencia Ridge pairs a planned resort-style neighborhood with Wesley Chapel access to major shopping, healthcare, I-75 and the broader Tampa Bay region.



READY TO EXPLORE?

Make Valencia Ridge part of your next chapter.



NEW-CONSTRUCTION BUYER TOUR CHECKLIST

- Bring Jim & Rhina on the first visit and complete buyer-agent registration.
- Tour the Racquet Club and confirm the current clubhouse construction schedule.
- Compare all three collections and the way each plan uses guest, office and storage space.
- Walk the exact homesite; review orientation, views, drainage, easements and future phases.
- Request dated pricing, included features, incentives and a full all-in cost estimate.
- Review the builder contract, HOA documents, CDD disclosure, taxes and insurance.
- Plan independent inspections and document all material promises in writing.

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