

Step into a new era of lifestyle—where every day feels like a retreat, and well-being is at the heart of everything we do. At **Esplanade at Wellen Park**, we’re redefining what it means to live well, with a focus on longevity, vitality, and a deep sense of purpose. Enjoy concierge-level services thoughtfully curated experiences, and a holistic approach to living that nurtures mind, body, and spirit. Managed by **Esplanade Resort Experiences** in partnership with **Troon**, a global leader in golf and hospitality, our community blends resort-style luxury with a service culture grounded in excellence.

PLANNED RESORT AMENITIES & CURATED EXPERIENCES

RESORT CAMPUS

2 Resort Pools with Cabanas

A centerpiece for relaxation and connection—unwind poolside with complimentary towel service or lounge in private cabanas for a true resort-style escape.

2 Bark Parks

Unleash the fun at Yappy Hour! A perfect time for pups to play and neighbors to connect. Enjoy shaded seating, wash stations, towel service, and plenty of space to socialize

Pickleball, Tennis and Bocce Courts

Premium courts designed for effortless rallies and meaningful moments of wellness and camaraderie.

Fireside Seating

Sophisticated outdoor lounges offering cozy ambiance for intimate conversation and quiet reflection.

Nature-Rich Paths & Trails

Enjoy 5 miles of scenic, thoughtfully designed paths that invite you to reconnect—with nature, with neighbors, and with yourself.

Entertainment Lawn

Designed for social connections featuring cornhole and more.

Community Gardens

Lush spaces where wellness grows alongside fresh herbs, flowers, produce and shared purpose.

Tot Lot

Let the youthful energy play!

THE VENUE

Spa Treatment Room

A tranquil escape offering massages, facials, and wellness treatments to restore balance and beauty.

Fitness Center

State-of-the-art Technogym equipment supports strength, endurance, and long-term vitality. Stay inspired with a variety of classes like HIIT, strength training, yoga flow, mat Pilates, and guided meditation.

Movement Studio

A dedicated space for mindful movement, including yoga, barre, Pilates, and stretch sessions.

Full-Service Locker Room

Spa-inspired locker rooms with elevated touches—towel service, showers, and refined comfort.

Retail

Curated boutique-style offerings including everything from activewear to wellness products—bringing convenience and luxury together.

CULINARY OFFERINGS

Bahama Bar

Relax poolside with refreshing cocktails and light bites, all while soaking in the sun and tropical surroundings.

Toasted Café

A cozy retreat to enjoy expertly brewed coffee, fresh lattes, and delicious grab & go items.

NATIONAL PROGRAMS

Concierge Program – Personalized service designed to simplify your day-to-day and elevate every experience.

Destinations by Esplanade – An exclusive travel program offering curated getaways, immersive experiences, and unforgettable adventures—crafted for those who crave discovery.

Clubs & Groups – A vibrant array of member-led clubs and interest groups where passions are shared, friendships are formed, and every day offers a new opportunity to connect and belong.

SIP Wine Club

Indulge in curated wine selections, with monthly tastings, exclusive events, and special access to our private label wines.

Cooking & Cocktails Series

Experience the artistry of live cooking as expert chefs transform fresh ingredients into gourmet creations.

OPERATIONS & PERSONALIZED EXPERTISE

Resort Landscaping & Trails – Lush, manicured grounds and serene walking trails designed for beauty and relaxation.

National Wildlife Federation Nature Space – Certified green space offering a peaceful retreat in harmony with nature.

Lawn Service – Enjoy more time with loved ones while we handle your yard with professional care.

Gatehouse – Peace of mind with a private gated community entrance.

Member Website & App – Easily connect, explore events, and manage your lifestyle anytime, anywhere.

Lifestyle Magazine – A beautifully curated publication sharing community stories, events, and inspiration—far beyond the typical newsletter.

Quality Inspections – White-glove standards ensure every detail of your community stays impeccably maintained.

Planned Dedicated Resort Operations Team:

Full-Time Lifestyle Manager - Curating unforgettable experiences and events to keep life vibrant and social.

Full-Time Concierge Staff - Your go-to team for personalized service, local recommendations, and everyday convenience.

Community Association Manager - Ensuring smooth operations and a beautifully maintained community you’re proud to call home.

GUIDED BY OVER 80 YEARS OF COMBINED HOSPITALITY EXPERIENCE

National Director of Community Management | National Director of Community Landscape | National Director of Culinary Experience
National Director of Spa, Fitness, Wellness | National Manager of Lifestyle and Concierge

One Time Payment for Membership Access & Services: \$7,200

When you purchase your new home, this one-time payment covers items such as irrigation fees, builder fees and grants you full access to our resort-style amenities, signature services, vibrant events, and wellness programs. From sparkling pools and fitness centers to social clubs and concierge perks, it's your gateway to the exceptional lifestyle you've been waiting for.

Your preview into the resort lifestyle that awaits. As a valued homeowner under contract, you'll enjoy early access to select events, clubs, programs, and community experiences before you even move in. From social gatherings and wellness activities to club meet-and-greets and lifestyle sneak peeks, it's your chance to start living the Esplanade way—connecting, engaging, and embracing the vibrant life you've chosen, all while your dream home is being completed.

The chart below sets forth the current (as of 12/8/2025) assessments, fees and other charges Buyer will be paying at closing. These assessments and fees are estimates and are subject to change. Please refer to the Governing Documents and the Association's current budget for a more thorough description of these and all other assessments, fees and responsibilities.

ASSESSMENTS, FEES & OTHER CHARGES	AMOUNT
Association Base Assessment	\$2,998.00 year / \$749.50 quarter
Association Benefit Assessment for Landscape Maintenance and Irrigation	Twin Villa: \$1,240.00 year / \$310.00 quarter 45' Lot: \$1,240.00 year / \$310.00 quarter 52' Lot: \$1,300.00 year / \$325.00 quarter 62' Lot: \$1,420.00 year / \$355.00 quarter 90' Lot: \$1,720.00 / \$430.00 quarter
Association Benefit Assessment for Twin Villa Units for Surface Maintenance and Reserves for Painting and Roofing	\$385.00 year / \$96.25 quarter
West Villages Shared Use Assessment	\$380.39 year / \$95.10 quarter
**Minimum Food & Beverage Fee	\$800.00 year

Community Development District (CDD) 2025-6

Your Community Development District (CDD) plays a vital role in delivering and maintaining the exceptional lifestyle you enjoy. From beautifully landscaped common areas and well-maintained roads to scenic parks and preserved natural spaces—much of what makes your community special is made possible through the CDD.

Annual CDD contributions, conveniently included in your property tax bill, support the long-term care and enhancement of community infrastructure. These funds also help fulfill the initial community investment commitment (often over a 30-year period), ensuring your surroundings remain vibrant, functional, and beautiful for years to come.

Twin Villa	\$2,320.00 year
45' lot	\$2,593.00 year
52' lot	\$2,745.00 year
62' lot	\$3,410.00 year
90' lot	\$4,381.00 year

Esplanade at Wellen Park is an all-ages community. All information (including, but not limited to assessments and fees, planned amenities, programs, tax rates and community development plans) is not guaranteed and remains subject to change, or delay without notice. Floor plans are the property of Taylor Morrison, Inc. and its affiliates and are protected by U.S. copyright laws. Reproduction in whole or in part is strictly prohibited. Community improvements, recreational features and amenities described are based upon current development plans which are subject to change and under no obligation to be completed. Images do not reflect a race, ethnicity, or familial status preference. The National Wildlife Federation's Name and Marks are used with its express permission. Community, Club and/or Golf Membership fees apply, where applicable. All Assessments, Fees & Other Charges (collectively, "HOA Dues and Fees") are subject to change in accordance with the Governance Documents, Current HOA Budget and other factors. See Community Sales Manager for current HOA Dues and Fees. Additional Community Association and/or other fees may apply for certain activities and events. This is not an offering in any state where prohibited or otherwise restricted by law. Please see a Taylor Morrison Community Sales Manager for details and visit www.taylormorrison.com for additional state and community specific disclaimers, licensing information and other details (as applicable). © December 2025, Taylor Morrison of Florida, Inc., CGC1529148. The Esplanade® name and logo owned by Esplanade Resort Experiences, LLC are federally registered and used with its express permission. All rights reserved.



Resort-living by Taylor Morrison