



GOOD. BETTER. BEXLEY™



# Own it



## THE GREAT OUTDOORS AT ITS GREATEST

Our sun-spotted trails are made for ultimate adventure. Whether you're a biker, runner, skater, power walker, or dog walker, you'll love the miles of multi-terrain trails that loop around fitness stations, seven parks, and green spaces that are perfect for all ages and interests.

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Miles of multi-surface trails

11 Fit Stations

Small and large-breed dog parks

Custom playgrounds

BMX park with pump track

Soccer field

Outdoor game tables

Yoga park





# Choose it

## YOU'RE GOING TO LOVE LIVING HERE

We were named one of the country's best communities for our large selection of builders, variety of home designs, strong sense of community, great location, and award-winning amenities. Add it all up, and you have a place that makes it so simple to love being home.

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Best Community (**Best in American Living**)

Best Recreational Facility (**Grand Aurora**)

Top Master Planned Community in the Southeast  
(**Grand Aurora**)

Top-Selling Community in Tampa (**RCLCO Report**)



# Live it



## **ALL TRAILS LEAD TO THE BEXLEY CLUB**

Literally. Meet up with friends and make new ones over the delicious menu at the Twisted Sprocket Café. Then, walk, jog, or bike to our two resort-style pools, fitness center, and open-air game room. Feel free to kick your feet up and relax along the way.

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The Twisted Sprocket Café

Resort-style pools

Indoor and outdoor fireplaces

Open-air game room

Fitness center



# COMMUNITY MODEL HOME MAP







#### AVID FIT STATIONS™

- A** Band Together
- B** Hammock Garden
- C** Push-Pull Pavilion (2)
- D** Slow & Steady
- E** Sculpt Station
- F** Up & Over
- G** Quick & Nimble (2)
- H** PushUp Circle
- I** Bar Graph Boxes

#### PARKS



#### COMMUNITY TRAILS

- Dual Surface
- Single Surface
- Canopy Trail - 0.75 mi.
- Sunshade Loop - 0.3 mi.
- Bootcamp Loop - 0.8 mi.
- Twist n' Trail - 0.7 mi.

- Bud Bexley Trail - 1.2 mi.
- Ramblin' Way - 0.8 mi.
- Tambo Trail - 1.35 mi.
- The Bexley Beat - 1.75 mi.
- Bulldog Run - 0.6 mi.
- Go Your Own Way - 2.0 mi.

#### SINGLE-FAMILY HOMES

- Homes by WestBay
- Pulte Homes
- David Weekley Homes
- Cardel Homes
- David Weekley Homes
- Arthur Rutenberg Homes

#### DEL WEBB ACTIVE ADULT

- The Scenic Series
- The Distinctive Series
- The Echelon Series

#### COMPLETED NEIGHBORHOODS

- ★ MODEL HOMES

Map not to scale and for illustration purposes only, based upon current development concepts, which are subject to change without notice. No guarantee is made that the features depicted will be built or, if built, will be as depicted.



# MODEL HOMES

Welcome to Bexley, the best new-home community in Pasco County. From our award-winning amenities to our award-winning builders, it's easy to see why Bexley is better than the rest. No matter what kind of house you're looking for, we're sure you'll find the perfect home at Bexley.

AVALON BY ARTHUR RUTENBERG HOMES



1 - 2 Story • 3,400 - 4,688 sq. ft.  
4057 Epic Cove

SAVANNAH BY CARDEL HOMES



1 - 2 Story • 2,805 - 3,952 sq. ft.  
4081 Epic Cove

HOLLOWELL BY DAVID WEEKLEY HOMES



1 - 2 Story • 2,901 - 3,769 sq. ft.  
3808 Tour Trace

TANGELO BY DAVID WEEKLEY HOMES



1 - 2 Story • 2,685 - 3,827 sq. ft.  
4082 Epic Cove

SANDPIPER BY HOMES BY WESTBAY



1 - 2 Story • 2,100 - 3,380 sq. ft.  
4620 Ballantrae Boulevard

CYPRESS BY HOMES BY WESTBAY



2 Story • 2,427 - 2,761 sq. ft.  
4668 Ballantrae Boulevard

*Coming soon*

WHITESTONE BY PULTE HOMES



1 - 2 Story • 1,850 - 3,416 sq. ft.  
4604 Ballantrae Boulevard

*Coming soon*

DRIFTWOOD BY PULTE HOMES



1 - 2 Story • 1,822 - 2,615 sq. ft.  
4644 Ballantrae Boulevard

RENOWN BY DEL WEBB\*



1 - 2 Story • 1,405 - 3,361 sq. ft.  
5087 Caravel Point

*\*5 additional Del Webb models  
available to view*



# DARE TO COMPARE

Nothing compares to Bexley. Living here is the best. It's true. Even the Southeast Building Conference named us the Best Master Planned Community. With our award-winning amenities, great location, and new home options, life is better at Bexley.





# DARE TO COMPARE

## AMENITIES

- Adventure trails?** ☒ Miles of multi-surface trails for biking, running, and walking
- Dog friendly?** ☒ The BarkYard dog park has dedicated areas for both small and large breeds
- Community activities?** ☒ Events planned throughout the year, for all ages
- Pool & fitness?** ☒ Two resort-style pools with splash pool and lap pool, open-air game room with billiards and air hockey, and a fitness center
- Outdoor fun?** ☒ Seven unique parks, including a BMX bicycle pump track, custom playgrounds, outdoor foosball and ping-pong, a soccer field, and natural play areas
- On-site café?** ☒ The Twisted Sprocket Café is our very own on-site café, featuring delicious breakfasts, gourmet lunches and dinners, sweet treats, coffee drinks, beer, and wine
- Military benefits?** ☒ Complimentary lawn-mowing service for homes with a deployed family member
- Outdoor fitness?** ☒ 11 Fit Stations for custom outdoor workouts while you walk, run, or bike
- Award winning?** ☒ The Bexley Club earned a Grand Aurora Award for Best Recreational Facility by the Southeast Building Conference

## LOCATION

- Higher education options?** ☒ Close proximity to major colleges and universities, including University of South Florida and The University of Tampa
- Top-notch health care?** ☒ AdventHealth Central Pasco ER, plus close to St. Joseph's, AdventHealth Wesley Chapel, and Medical Center of Trinity
- Frequent-flyer friendly?** ☒ Just 22 miles from Tampa International Airport
- Shopaholic?** ☒ Major shopping centers nearby, including The Shops at Wiregrass and Tampa Premium Outlets
- Highway access?** ☒ Less than 1 mile to Veterans Expressway and 10 miles to I-75/I-275 to Tampa-area attractions
- Family fun?** ☒ Busch Gardens®, Adventure Island®, ZooTampa at Lowry Park, MOSI, Glazer Children's Museum, Weeki Wachee Springs State Park, and the Tarpon Springs Sponge Docks are accessible with a short commute
- Sports fanatic?** ☒ Cheer on the Tampa Bay Buccaneers, Tampa Bay Rays, Tampa Bay Lightning, and Tampa Bay Rowdies
- A-rated schools?** ☒ Our on-site Bexley Elementary, plus Rushe Middle and Sunlake High just over 2 miles away, are all A-rated by the Pasco County School District. We even have The Bexley Montessori School to get your little ones off to a great start.

## HOMES

- Diverse home offerings?** ☒ Single-family, luxury homes, and Del Webb 55+
- Distinct architecture?** ☒ Beautiful award-winning homes, with flexible floor plans and vibrant interiors, in a variety of architectural styles
- Environmentally friendly?** ☒ New home = more efficient building practices and appliances
- High-efficiency heating/cooling?** ☒ Energy-preserving heating, ventilation, and air conditioning system options



# THE HUB AT BEXLEY

Downtown spirit, in the heart of Land O'Lakes, coming in the summer of 2022. Where the Florida breeze blows between shade and sun-dappled spaces, there will be a place for people to chase their desires, reconnect and refresh, and breathe in elevated ease. The Hub at Bexley will be a retail and business destination where people come together to work, gather with friends and family, and take care of all of life's daily necessities. Whether they choose to unwind under tree-lined spaces or energize their senses in one of our atmospheric eateries, there will be no shortage of beautiful places to enjoy the day.





# AN ADVENTUROUS ATTITUDE

The Hub at Bexley will be a place of varying rhythms, connected to the active Bexley community by walking and biking trails. The Hub will give our town's homegrown identity solid ground to thrive with independence. Live concerts, lunchtime shopping, after-work happy hours, and family time are a bike ride away or a quick drive down the highway *(Coming summer 2022)*.





# HOMEOWNERS ASSOCIATION

The Homeowners Association (HOA) enforces the architectural and landscaping standards for residents, ensuring there is a consistency of property aesthetics. As a deed-restricted community, the HOA provides a Design Review Committee that approves resident requests for modifications to their homes and/or properties. The HOA also determines additional parameters to enhance the community, including enforcement activities, legal information, and insurance provisions.





# COMMUNITY DEVELOPMENT DISTRICT

When you live in Bexley, you live in a community built with careful planning, infrastructures, and amenities made possible in part by the Community Development District (CDD). The Bexley CDD was created through Pasco County to plan, construct, and operate many of the systems and structures of the community and to maintain them throughout the many years you will call Bexley home.

**What are the benefits of living in a CDD community?** *You can immediately enjoy all the things that make a community desirable instead of waiting for a developer to build them.*

**How is the Bexley CDD organized and what do they do?** *Bexley CDD is run by a board that's elected by registered voters within the district. Each is responsible for setting and managing budgets in the district and selecting consultants and contractors to maintain the facilities within the district.*

**How is the Bexley CDD funded?** *The CDD special assessments for operations, maintenance, and bond debt repayment are applied annually to property real estate taxes for each lot or home in the district. They may be administered by the property owner's mortgage company and be paid monthly into an escrow account or paid annually with the property tax bill.*

## **Current Proposed Annual Assessments:**

*HOA Annual Assessment: \$577/year*

*CDD Annual Assessments (2021-22 fiscal year): \$2,153-\$2,718/year\**

*\*Determined by lot size*



# GREAT EDUCATION CLOSE TO HOME

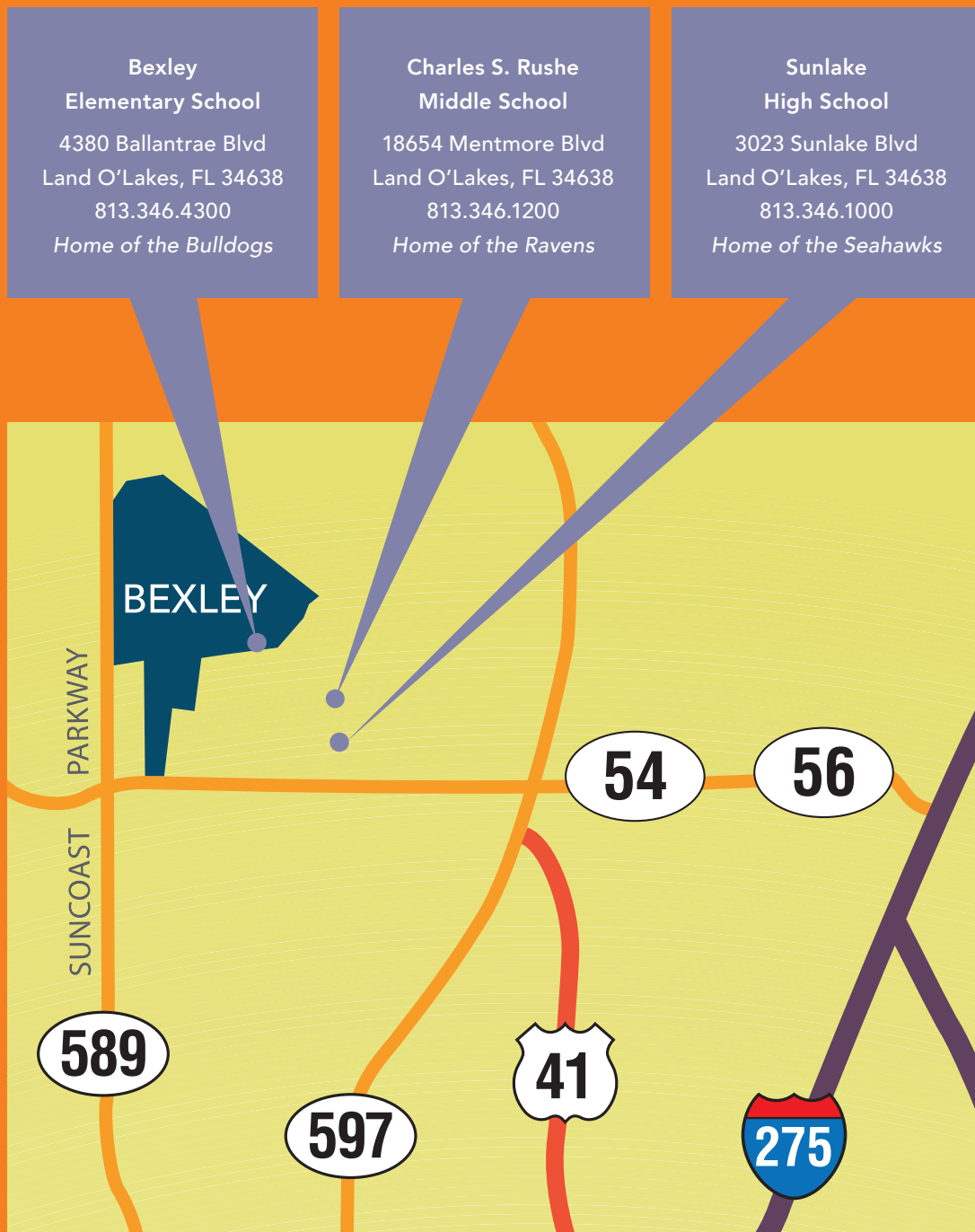
Bexley is home to Bexley Elementary School and The Bexley Montessori School. As a bonus, Pasco County has many other great public, private, and charter schools, giving you options to best fit your family's needs. Currently, the families of our community are assigned to three great schools:

Bexley Elementary School, Charles S. Rushe Middle School, and Sunlake High School





# GREAT EDUCATION CLOSE TO HOME



Pasco County School District Office  
7227 Land O'Lakes Blvd • Land O'Lakes, FL 34638  
813.794.2717 • [www.pasco.k12.fl.us](http://www.pasco.k12.fl.us)





BexleyFlorida.com



16950 Vibrant Way, Land O'Lakes, FL 34638



Newland is the largest private developer of mixed-use communities in the United States. With our partner, North America Sekisui House, LLC, we believe it is our responsibility to create enduring, healthier communities for people to live life in ways that matter most to them. [newlandco.com](http://newlandco.com) | [nashcommunities.com](http://nashcommunities.com)



**NORTH AMERICA  
SEKISUI HOUSE**

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