

# FishHawk Ranch

## Dare to Compare

Nobody else even comes close. Welcome to FishHawk Ranch,<sup>™</sup> a new-home community close to everything the Tampa area has to offer. Learn about our convenient location, award-winning amenities and diverse home options below.

### LOCATION

- |                           |                                     |   |
|---------------------------|-------------------------------------|---|
| Higher education options? | <input checked="" type="checkbox"/> | Close proximity to multiple universities, colleges, and technical schools   |
| Top-notch healthcare?     | <input checked="" type="checkbox"/> | Short drive from top-rated Tampa General, Brandon Regional, and St. Joseph's Hospitals                            |
| Lakes and fishing?        | <input checked="" type="checkbox"/> | Both salt and freshwater fishing nearby   |
| Frequent-flyer friendly?  | <input checked="" type="checkbox"/> | Just 28 miles from Tampa International Airport  |
| Great restaurants?        | <input checked="" type="checkbox"/> | Neighborhood restaurants in and around the community  |
| Close to schools?         | <input checked="" type="checkbox"/> | Six A-rated schools located within the community  |
| Shopping nearby?          | <input checked="" type="checkbox"/> | Major retailers and shopping malls nearby   |
| Major employers nearby?   | <input checked="" type="checkbox"/> | The Mosaic Company is right in our own backyard and Downtown Tampa and MacDill Air Force Base are within 25 miles |
| Highway access?           | <input checked="" type="checkbox"/> | Easy access to I-75 and Tampa area attractions  |

### AMENITIES

- |                                  |                                     |  |
|----------------------------------|-------------------------------------|--|
| On-site resident fitness center? | <input checked="" type="checkbox"/> | Fully fitted with cardio machines and free weights                           |
| Parks and open space?            | <input checked="" type="checkbox"/> | Skate park and multiple playgrounds throughout the community                 |
| Fun neighborhood activities?     | <input checked="" type="checkbox"/> | Events for all ages year round   |
| Dog-friendly?                    | <input checked="" type="checkbox"/> | Individual dog parks for large and small dogs                                |
| Pedestrian-friendly?             | <input checked="" type="checkbox"/> | Sidewalks and trails connect amenities, schools and neighbors                |
| Community pools?                 | <input checked="" type="checkbox"/> | Zero-entry pool, geothermally heated lap pool, and kid-friendly splash areas |
| Sports complex?                  | <input checked="" type="checkbox"/> | Fields for football, lacrosse, baseball, softball, and soccer                |

### HOMES

- |                                      |                                     |   |
|--------------------------------------|-------------------------------------|---|
| Diverse home offering?               | <input checked="" type="checkbox"/> | Single-family, 55+, townhomes, villas, and luxury homes available   |
| Distinct architecture?               | <input checked="" type="checkbox"/> | Numerous home styles and elevations to choose from  |
| Bonus features?                      | <input checked="" type="checkbox"/> | Some homes offer expansive porches, home offices, and home theaters   |
| Energy efficient?                    | <input checked="" type="checkbox"/> | All of our builders offer energy efficient features   |
| Low maintenance?                     | <input checked="" type="checkbox"/> | Low maintenance options available   |
| Environmentally friendly?            | <input checked="" type="checkbox"/> | New home = more efficient building practices and appliances   |
| Water conservation conscious?        | <input checked="" type="checkbox"/> | Water-saving dual-flush toilets and low-flow faucet options   |
| High-efficiency heating and cooling? | <input checked="" type="checkbox"/> | Energy-preserving heating, ventilation, and air conditioning system options   |
| Gated neighborhood?                  | <input checked="" type="checkbox"/> | The Preserve offers luxury homesites within a gated neighborhood and 55+ Encore and Sagewood Villas offer low-maintenance options |