

# FishHawk Ranch

## Dare to Compare

Nobody else even comes close. Welcome to FishHawk Ranch™, 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?	Close proximity to multiple universities, colleges, and technical schools
Top-notch healthcare?	Short drive from top-rated Tampa General, Brandon Regional, and St. Joseph's Hospitals
Lakes and fishing?	Both salt and freshwater fishing nearby
Frequent-flyer friendly?	Just 28 miles from Tampa International Airport
Great restaurants?	Neighborhood restaurants in and around the community
Close to schools?	Six A-rated schools located within the community
Shopping nearby?	Major retailers and shopping malls nearby
Major employers nearby?	The Mosaic Company is right in our own backyard and Downtown Tampa and MacDill Air Force Base are within 25 miles
Highway access?	Easy access to I-75 and Tampa area attractions

### AMENITIES

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

### HOMES

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