



*Buy a Home*  
**BUILD A LIFE**







## BUILD A *Life*

Connerton offers the opportunity to set roots in a lively, genuine and engaging new home community surrounded by pristine natural landscape and a myriad of amenities. Life in Connerton marries the fabric of community with the convenience of a modern and new home development.

Built on 4,800 acres of wildlife preserve that was once the original Conner family cattle ranch, Connerton embraces the deep-rooted familial legacy the Conner family established. This legacy has given way to a close-knit neighborhood that values quality of life for its residents and the longevity and growth of the community.

We know there are a lot of places where you can buy a home. In Connerton, you can build a life.



## OUR HERITAGE

For generations, the Conner family owned and operated Conner Ranch, a working cattle ranch set on the 8,000 acres that now make up Connerton.

Connerton was established on a rich history of preservation. When the family sold the land to Connerton's original developer in early 2000, the primary goal for both the family and the new owner was to preserve the breathtaking nature of the property. Original plans accommodated more than 15,000 homes and up to three golf courses. But after careful consideration, the developer and the Conner family modified their vision, developing a strategic preservation plan to protect much of the property.

In 2003, the state of Florida purchased a 3,000-acre tract of land to be managed by the Southwest Florida Water Management District with \$26 million of Forever Florida conservation funds, ensuring future generations will enjoy the same natural beauty that Connerton residents appreciate today.

Wildlife is protected in Connerton under the care of the Southwest Florida Management District. The preserve remains home to alligators, otters, deer, little blue herons, wood storks, hoot owls and sandhill cranes.



## Inside Connerton



## NATURE

Connerton is a haven for outdoor enthusiasts. Walkers, bikers and runners relish the miles of boardwalks and trails that wind their way through the community's lakes and natural wetlands, making it easy for the residents of Connerton to enjoy the serenity and beauty of the natural landscape.



## SCHOOLS

Connerton Elementary, Pine View Middle School and Land O' Lakes High School are top-rated educational facilities. There are also numerous private schools to choose from.





## AMENITIES

Connerton offers more amenities today than any other community in the area. Our amenities include:



**RESORT-STYLE  
POOL**



**KIDZ  
ZONE**



**CONNER  
TOWN CAFÉ**



**OUTDOOR  
AMPHITHEATER**



**BASKETBALL  
COURT**



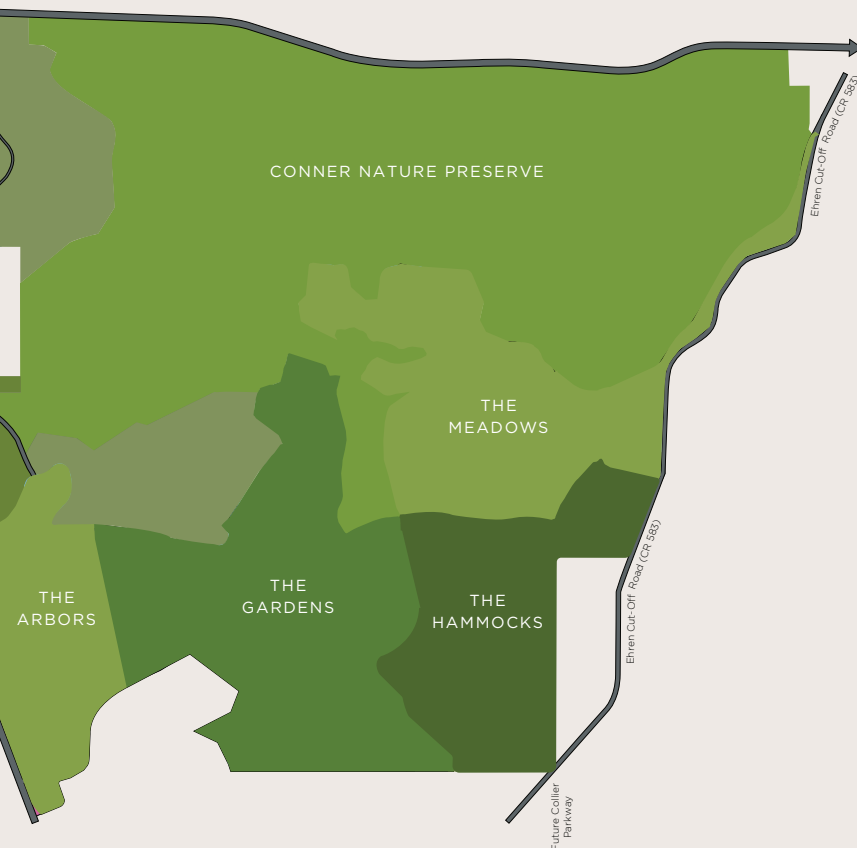
**TENNIS  
COURTS**



**PICKLE  
BALL**



**SAND  
VOLLEYBALL**



## VILLAGES

Connerton is planned for four villages, each with their own parks, recreational amenities and distinctive characteristics. Two villages are already in place: The Arbors and The Gardens. The Arbors village center features Publix (Florida's largest grocery store chain), local and national restaurants, fast-food eateries, office space and a host of retail establishments. The Gardens village center is adjacent to Club Connerton. Future plans for The Gardens include a mix of office and retail space.

One of the final phases of The Gardens, Willow Vista, is currently underway. Future plans include two more villages, The Hammocks and The Meadows, as well as a new town center, featuring a mix of residential, retail and office space, and a future government center.



Our homes vary in size ranging from 1,481 square feet to more than 5,000 square feet, starting at \$200,000. There is a home that fits your family's needs. The builders at Connerton were selected specifically for their quality designs, materials, craftsmanship, customer service and commitment to excellence.

We currently feature four exceptional homebuilders, including Homes by WestBay, Lennar, Inland Homes, and Arthur Rutenberg Homes, each offering a variety of floor plans and models to fit the diverse lifestyles of Connerton residents.



## LENNAR

Ranging from 1,612 to 2,775 SF, there are six floorplans available with two distinct elevations for each with 3 to 5 bedrooms and 2 to 3.5 bathrooms.

**CONTACT** donny.adkins@lennar.com | 813.917.9080



## AR HOMES

An independently owned and operated franchise building company offering eleven different floorplan options.

**CONTACT** suziespiro@arhomes.com | 813.714.9757



## HOMES BY WESTBAY

Energy-efficient homes of exceptional value, enduring quality and exquisite attention to detail in thirteen different floorplan options.

**CONTACT** jmourant@westbaytampa.com | 813.992.7080  
slynn@westbaytampa.com | 813.802.5700



## INLAND HOMES

Three floorplans available ranging in size from 1,708 to 2,002 SF, priced from the \$230s.

**CONTACT** jamalp@inlandhomes.com | 678-799-4795



# WE WANTED A PLACE WE COULD CALL HOME THAT WAS LIKE A TOWN – AND THAT’S WHAT IT IS. WE LOVE IT!

## THE OVERTONS

Connerton's 1,500+ residents enjoy having fun together, and there are plenty of ways they do so. We earned the 2018 Best Community Lifestyle Award by National Association of Homebuilders because Connerton offers a full spectrum of never-ending activities, ranging from fun for the whole family to date nights out.



### YOUTH



### SOCIAL



### FAMILY



### SPORTS

These include yoga, Pilates and other fitness classes, parents night out, men's brew and poker night, scotch and cigar night, dive-in movies, meet and mingle happy hour, pops on the patio, girls night out, social sandbox, backyard BBQs, community yard sales, costume parties, build-a-burger, potluck trivia, doggie dress-up pawty, parent shopping day, gift card bingo, make your own pizza night, wine painting classes and more.

Besides our fabulous resort-style water park with a big splash pool, kids enjoy the Wiggles and Giggles fitness class, Crafty Kids, music classes, social sandbox, poolside snow cones, poolside cotton candy, kids fearful factor, and Lil' Campers summer camp.

Outside the club, there are group 5K runs, the Connerton Challenge 5K, 10K Kids Fun Run, Ladies Dinner Done outing, Model Airplane Club at Connerton Preserve and Family VIP Night at the Ball Park.

Connerton schools are among the best in Pasco County and are highly rated by the Florida Department of Education. Charter, private and parochial schools are also abundant in the area. In Connerton, your family is surrounded by the top-rated schools in the state.





*Buy a Home*

## **BUILD A LIFE**

Interested in building a life in Connerton? Call us to schedule an appointment and visit a home in the community.

**813.996.5800**

### **HOURS**

Monday-Saturday 10 am-6 pm  
Sunday 12-6 pm

### **VISIT**

Connerton is conveniently located approximately 20 miles north of Tampa, Florida, in the heart of Pasco County. Connerton is between Suncoast Parkway and I-75, just north of SR 54.

Stop by anytime! Visit us at Club Connerton located at:

**21100 Fountain Garden Way  
Land O' Lakes, Florida 34637**

