



- Homesite 50'
- Homesite 60'
- Models

## Signature Features

- Concrete Tiled Roof
- 17" Tile Flooring in Select Locations
- 42" Kitchen Wood Cabinets
- 2cm Quartz Countertops with 4" Backsplash in Kitchen and All Baths
- Stainless Steel Kitchen Appliances
  - Gas Range
  - Microwave
  - Dishwasher
- Z-Wave Smart Home Package
  - Doorbell Skybell® Video Camera
  - Z-Wave Front Door Deadbolt
  - Z-Wave Thermostat
  - Two Z-Wave Switches
- 15.2 2 SEER A/C System
- Tankless Gas Water Heater
- Brick Paved Driveway, Leadwalk, Entry and Lanai
- Rainbird® Timer Controlled Irrigation System with Rain Sensor

### ARCHITECTURAL & EXTERIOR DETAILS

- Concrete masonry construction at first floor
- Professionally designed landscape package
- 8' Fiberglass two-panel insulated smooth finish entry door
- Coach Lights
- Garage door opener with 2 remotes
- Minimum two GFI weatherproof electrical outlets
- 2 hose bibs

### ENERGY-SAVING FEATURES

- Low-E vinyl windows
- Insulated R 4.1 block walls
- Blown R-38 ceiling insulation

### DISTINCTIVE KITCHEN FEATURES

- LED flush mount lighting
- Moen™ chrome faucets
- Stainless steel undermount sink
- ½ horsepower disposal unit

### LUXURIOUS MASTER SUITE AND BATHS

- Moen™ chrome faucets
- Wall tile in all baths
- Raised vanities
- Undermount sinks

### INTERIOR DETAILS

- 5¼" baseboards
- 3 high resolution RG-6 cable/TV outlets
- 2 USB outlets
- 4 ceiling fan pre-wires

### WARRANTY

- 1 year Workmanship
- 10 year Structural



  
2,000

  
3 - 4

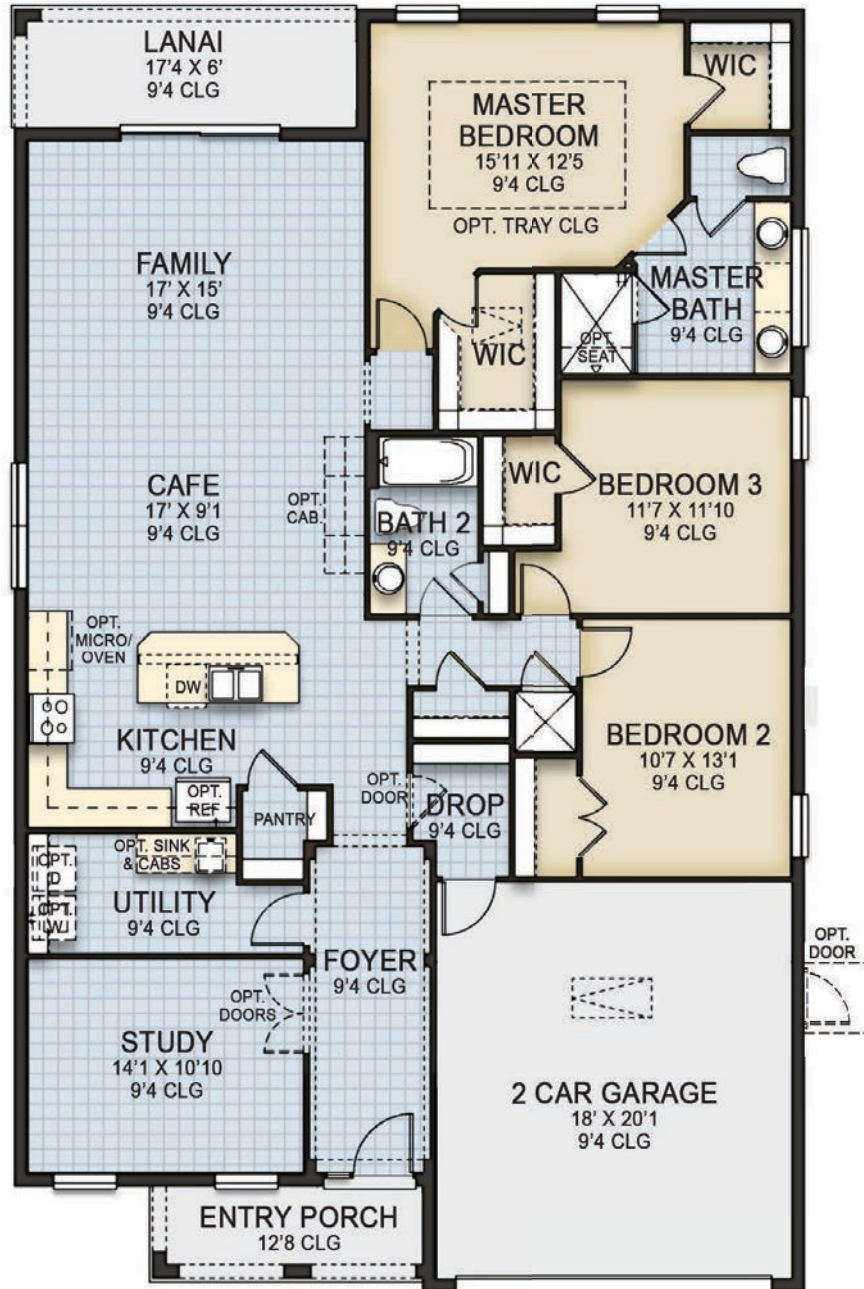
  
2

  
2

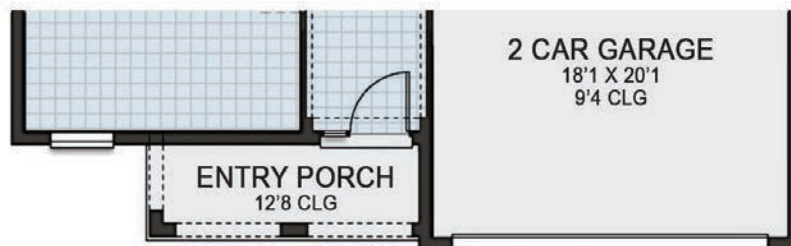


			
2,000	3 - 4	2	2

**FIRST FLOOR**



FIRST FLOOR A & B



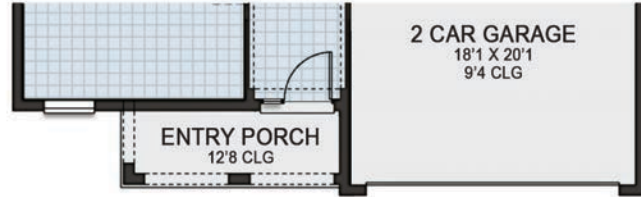
FIRST FLOOR C

			
2,000	3 - 4	2	2

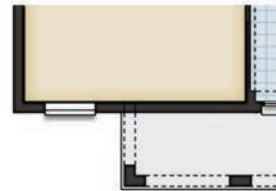
**OPTIONS**



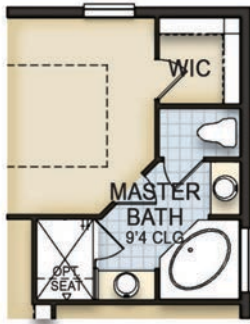
BEDROOM 4 OPT.



ELEVATION C



ELEVATION C  
OPT. BEDROOM 4



MASTER BATH OPT.

2,384

4

3

2



  
2,384

  
4

  
3

  
2



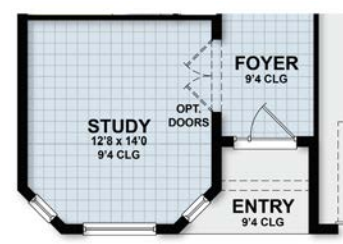
			
2,384	4	3	2



ELEVATION A



OPT. BEDROOM 4 SUITE



ELEVATION C

2,922

4

3.5

3



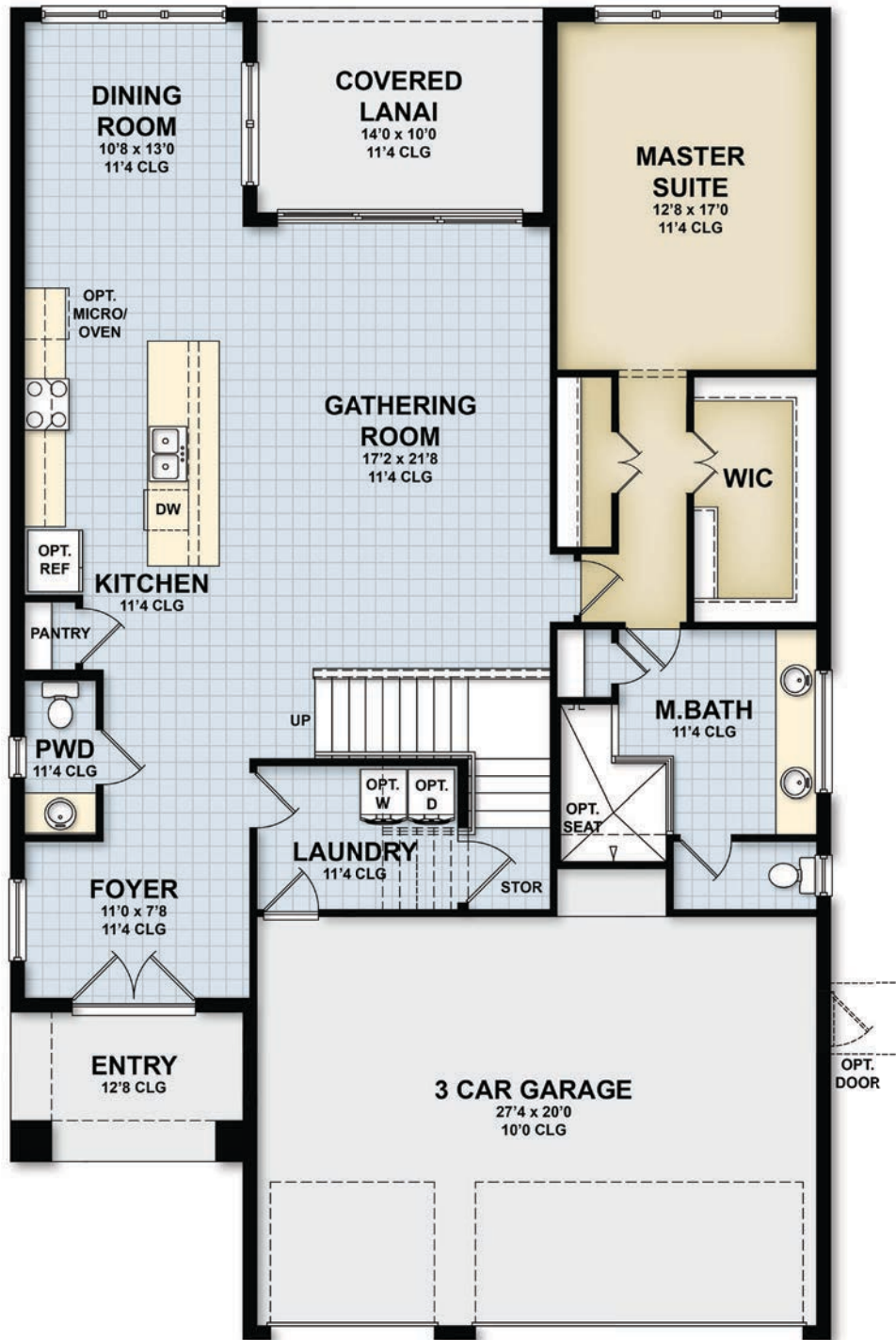
2,922

4

3.5

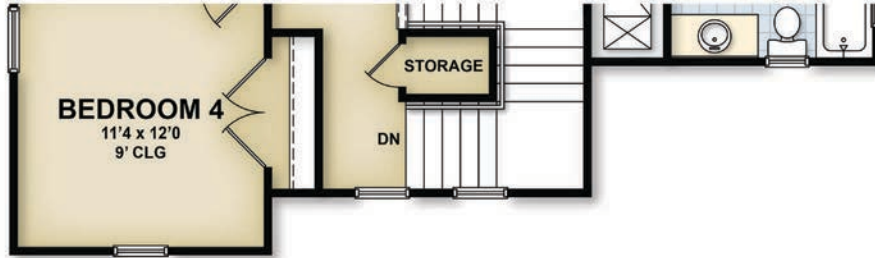
3

**FIRST FLOOR**

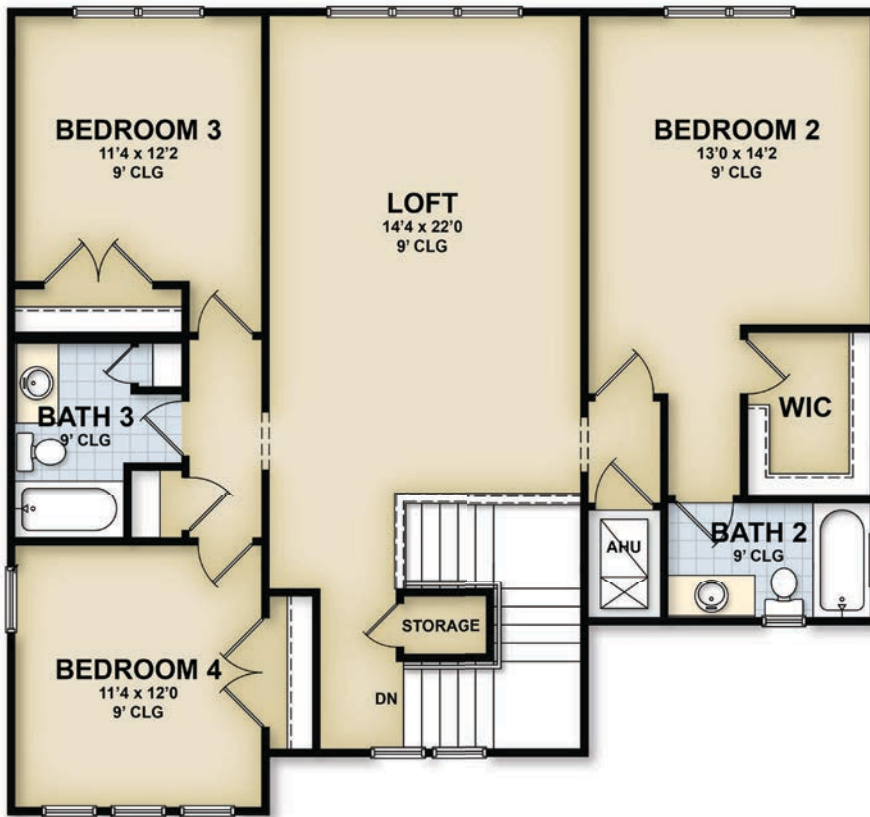


			
2,922	4	3.5	3

**SECOND FLOOR**



**ELEVATION B**



**ELEVATION A & C**

3,042

4

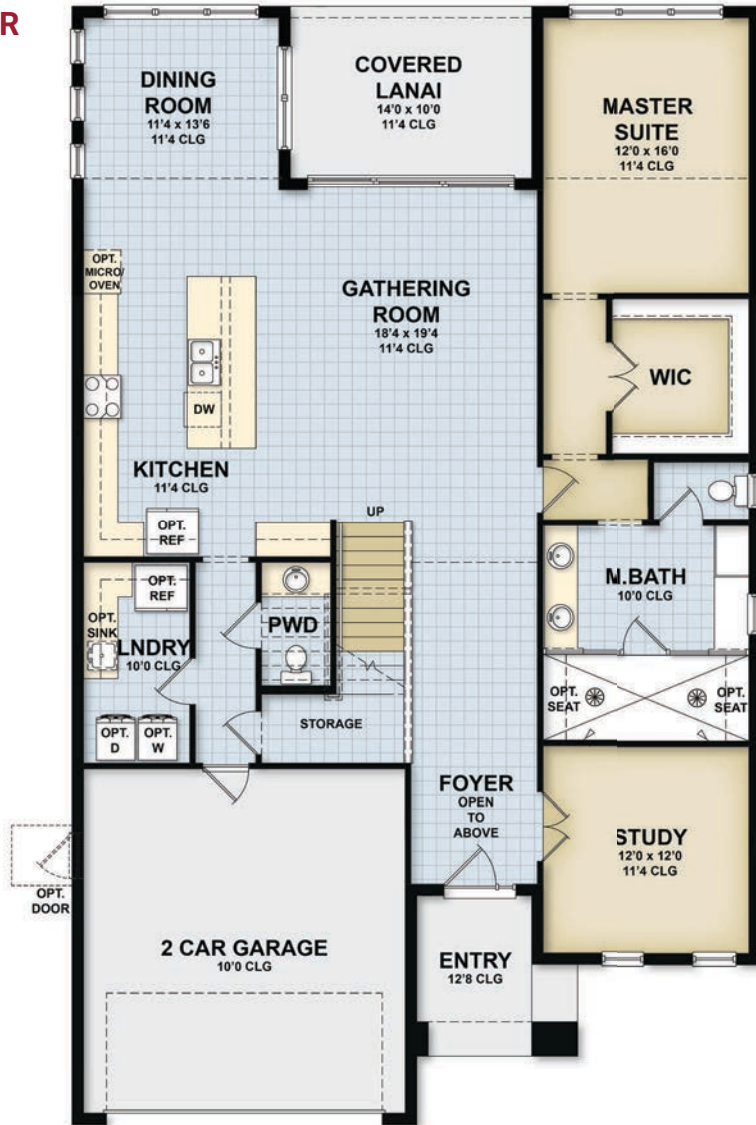
3.5

2



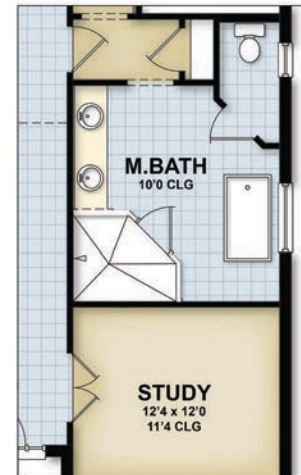
			
3,042	4	3.5	2

**FIRST FLOOR**

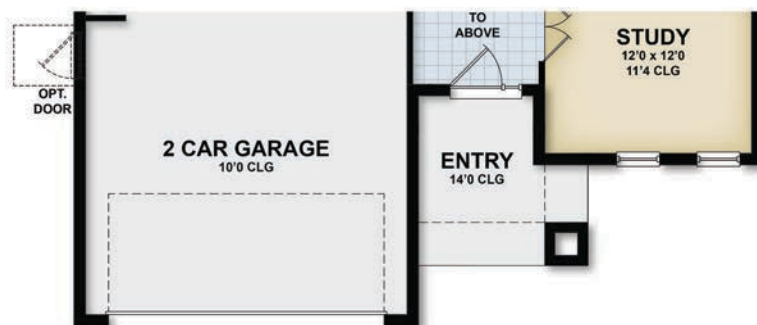


ELEVATION A & B

**FIRST FLOOR OPTIONS**



OPT. MASTER BATH



ELEVATION C

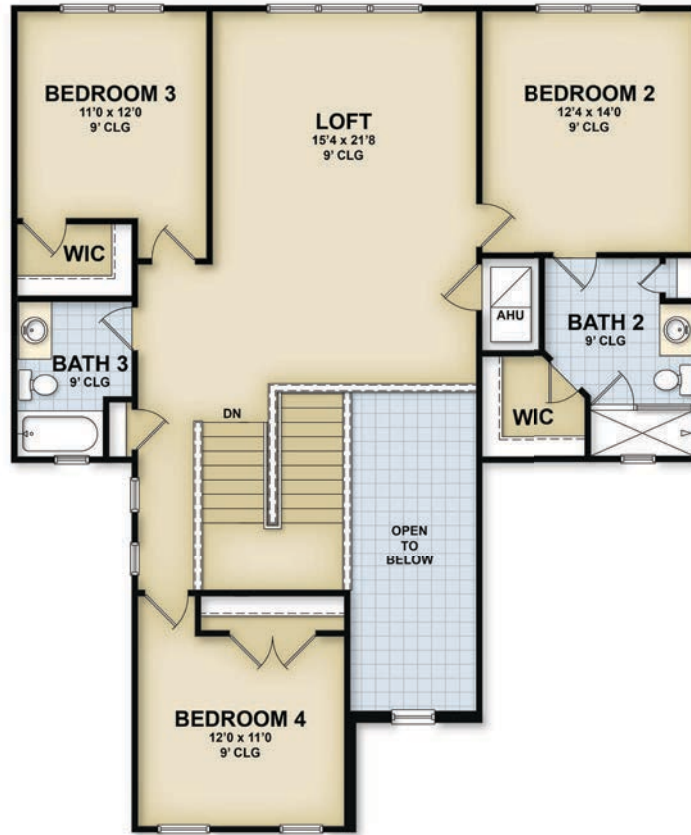
3,042

4

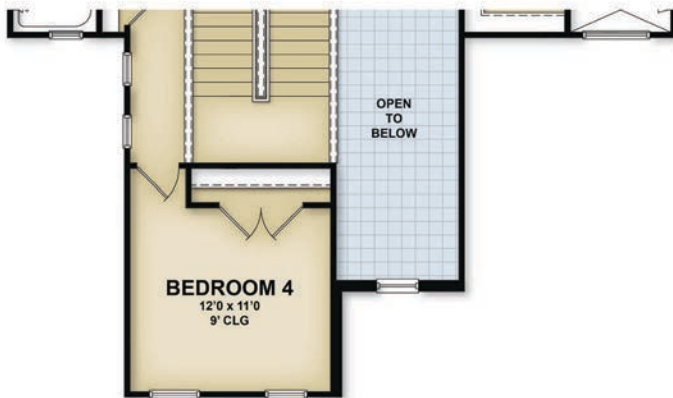
3.5

2

**SECOND FLOOR**



**ELEVATION A**



**ELEVATION B**



**ELEVATION C**

2,468

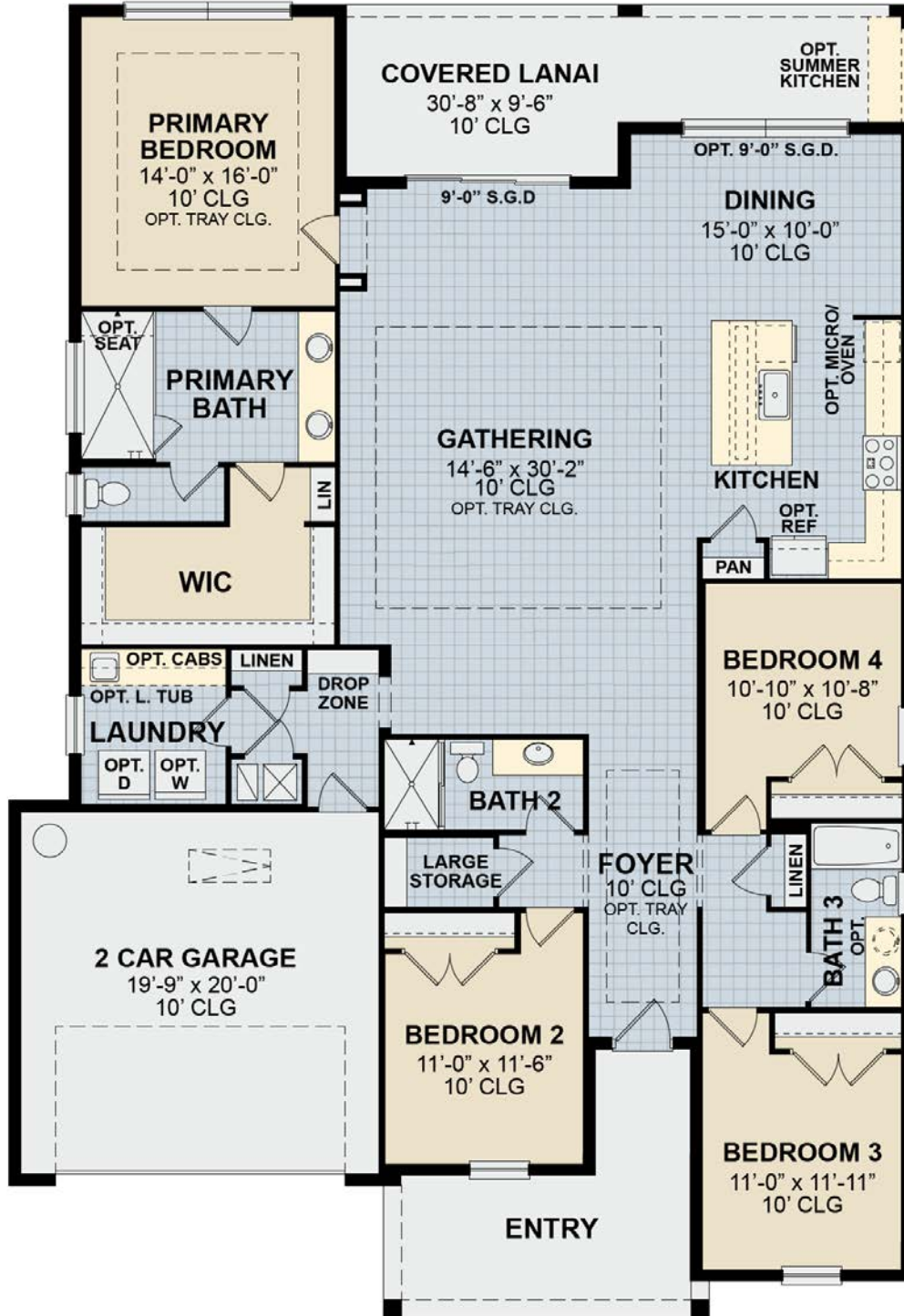
4

3

2

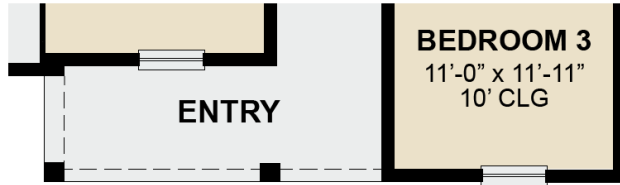


**FIRST FLOOR**

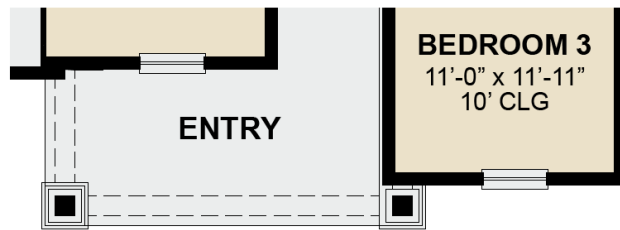


FIRST FLOOR A

			
2,468	4	3	2



FIRST FLOOR B

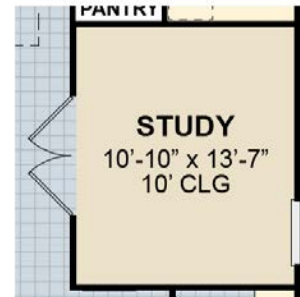


FIRST FLOOR C

**OPTIONS**



OPT. BEDROOM 5  
ILO BEDROOM 2



OPT. STUDY ILO  
BEDROOM 4



OPT. 12'-0" SGD  
AT GATHERING

  
2,945

  
4

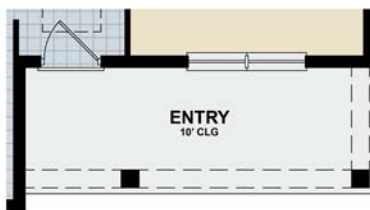
  
3.5

  
3

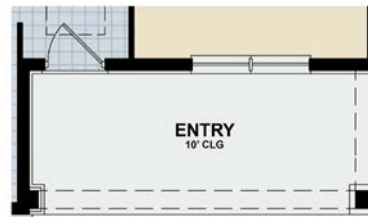


			
2,945	4	3.5	3

**FIRST FLOOR**



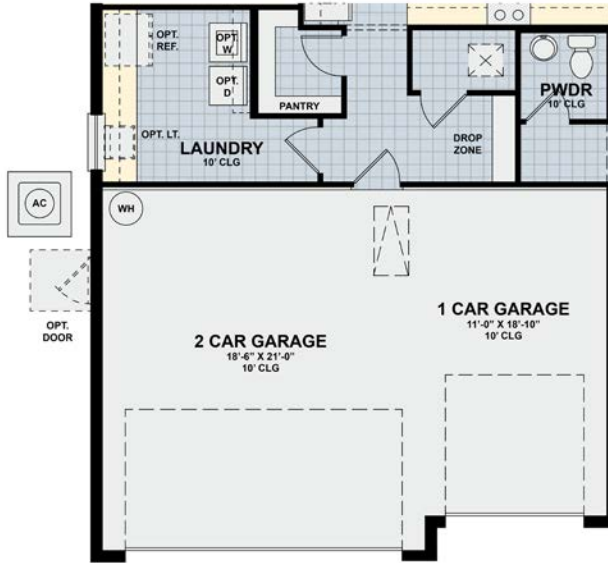
**FIRST FLOOR B**



**FIRST FLOOR C**

			
2,945	4	3.5	3

**OPTIONS**



**OPT. 3 CAR GARAGE  
IN LIEU OF THE FLEX ROOM**



**OPT. PRIMARY  
BEDROOM WINDOWS (3)**



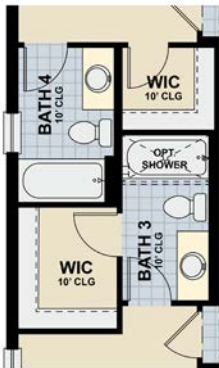
**OPT. PRIMARY BATH**



**OPT. 16' SGD  
AT GATHERING**



**OPT. 12' POCKET SGD  
AT GATHERING**



**OPT. ENSUITE BATHS AT  
BEDROOM 3 & BEDROOM 4**



**OPT. BATH 3  
SHOWER ILO TUB**



**OPT. DOUBLE DOORS  
AT FLEX SPACE**

			
3,761	4	3.5	2



			
3,761	4	3.5	2

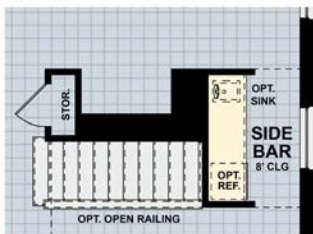
**LOFT OPTIONS**



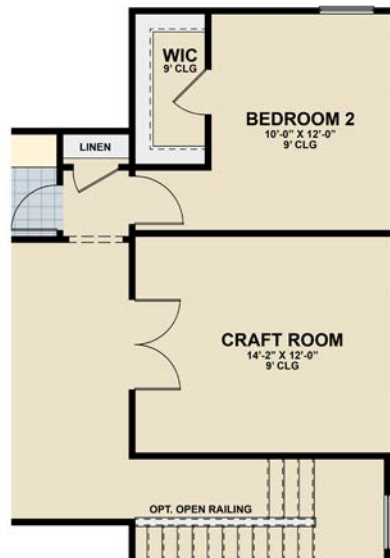
OPT. STAIRS TO LOFT



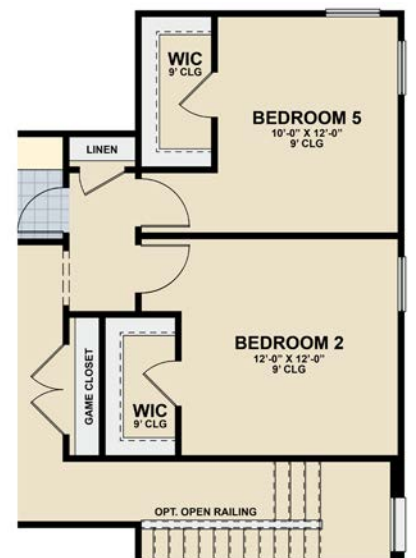
OPT. LOFT W/ BEDROOM 2 & BATH 2



OPT. BUILT-IN SPACE AT DINING



OPT. CRAFT ROOM W/ LOFT  
+183 SQ. FT.



OPT. BEDROOM 5 W/ LOFT  
+183 SQ. FT.

3,218

4

3.5

3



  
3,218

  
4

  
3.5

  
3



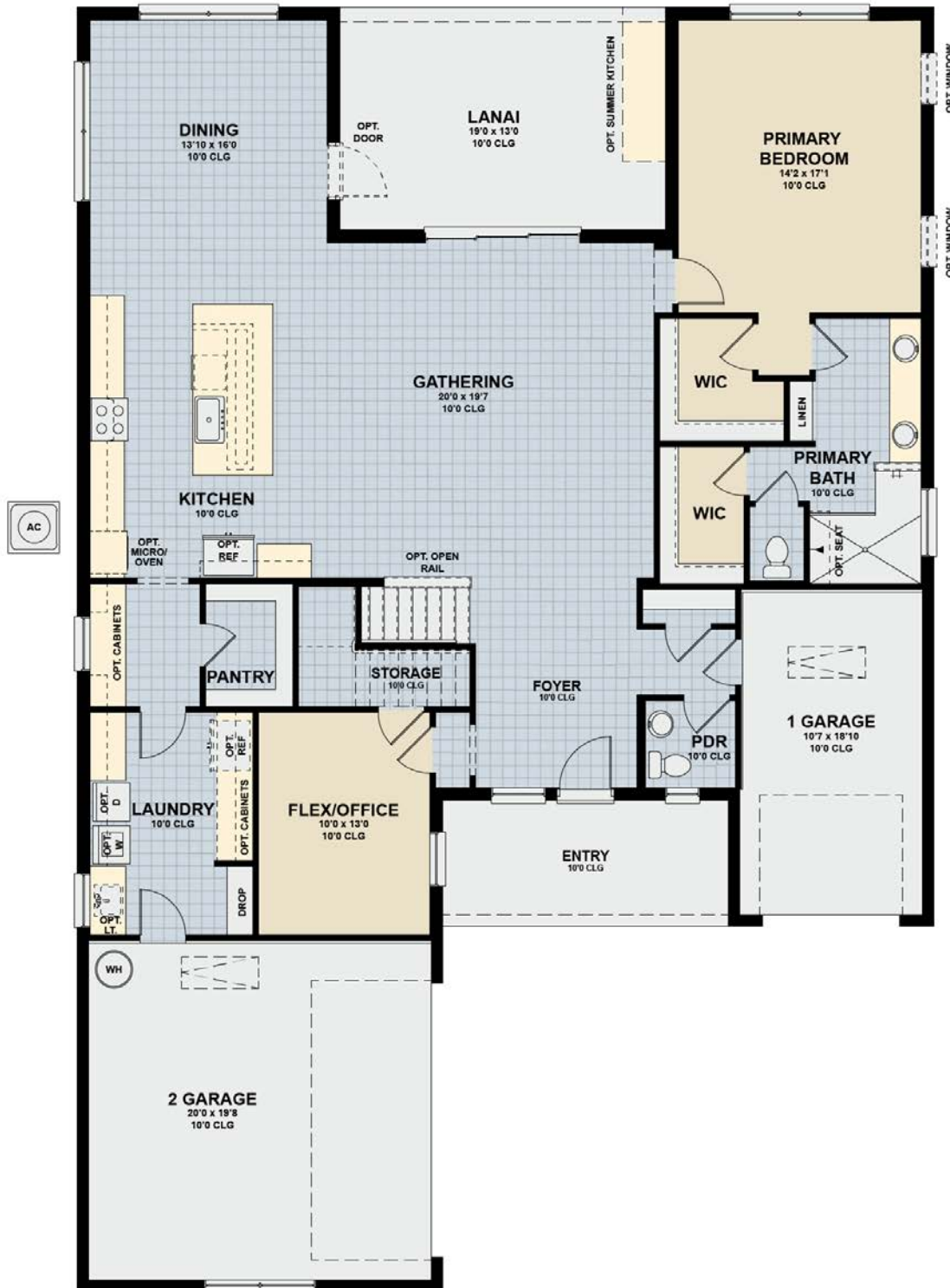
3,218

4

3.5

3

**FIRST FLOOR**



**FIRST FLOOR A**

3,218

4

3.5

3

**FIRST FLOOR OPTIONS**



OPT. 12'0" SGD



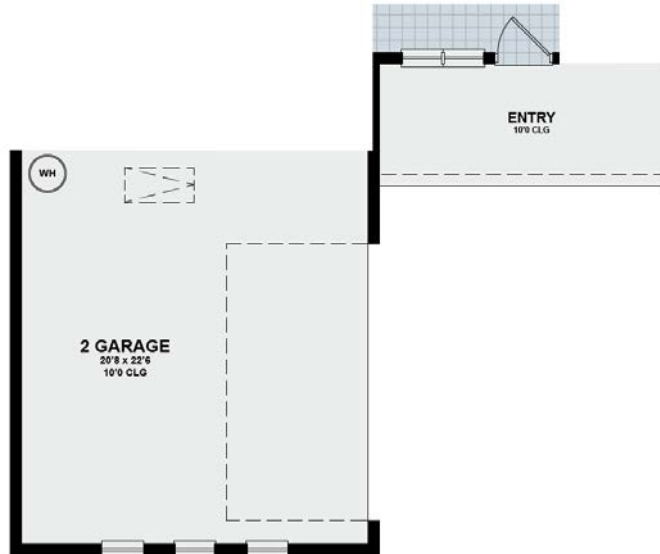
ELEVATION A  
OPT. FLEX  
ILO 1 GARAGE



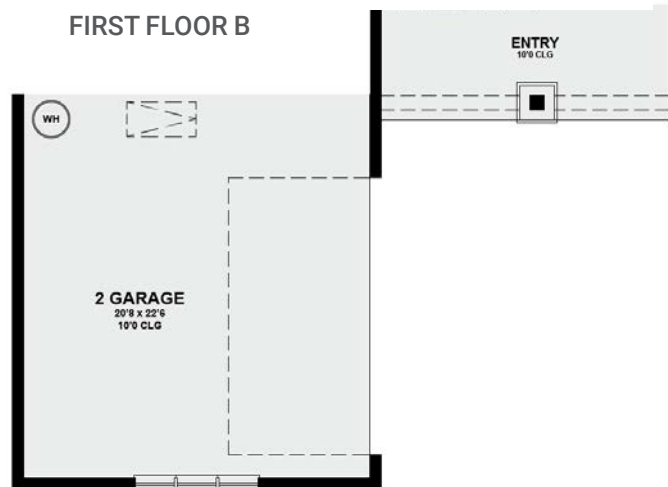
ELEVATION B & E  
OPT. FLEX  
ILO 1 GARAGE



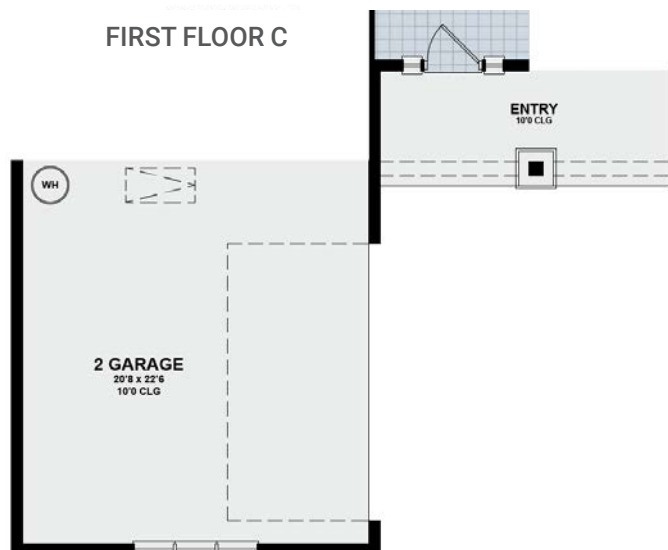
ELEVATION D  
OPT. FLEX  
ILO 1 GARAGE



FIRST FLOOR B



FIRST FLOOR C



FIRST FLOOR D



OPT. BEDROOM 5  
& BATH 4 ILO 1 GARAGE

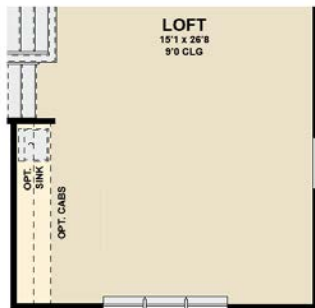
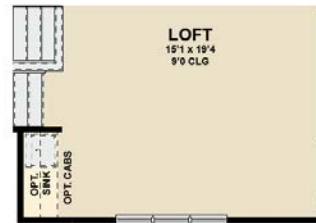
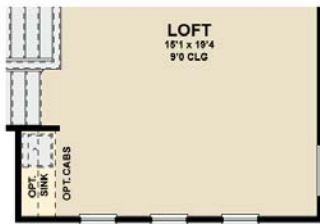
3,218

4

3.5

3

**SECOND FLOOR**



  
4,281

  
5

  
3.5

  
3



4,281

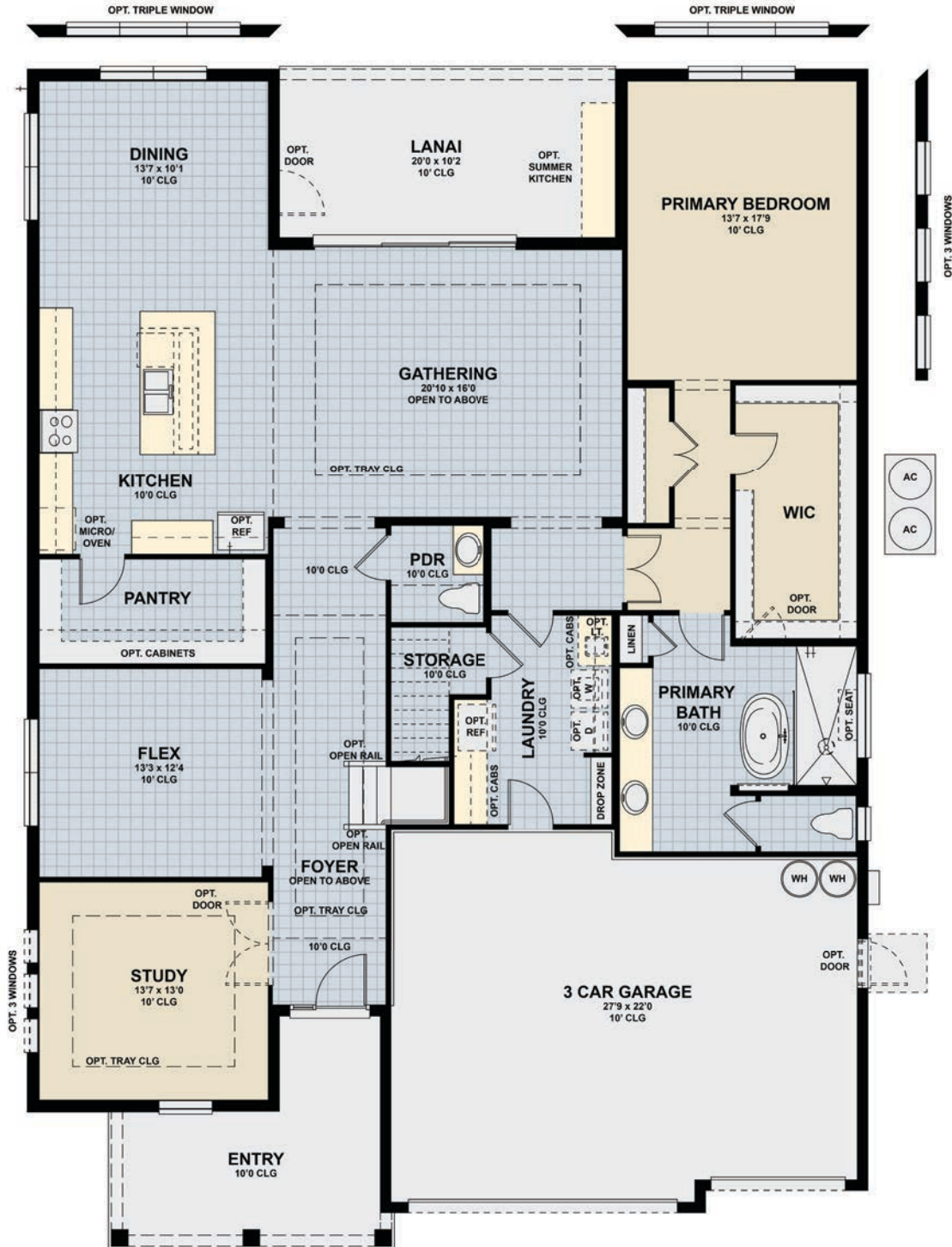
5

3.5

3



**FIRST FLOOR**

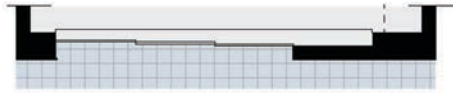


			
4,281	5	3.5	3

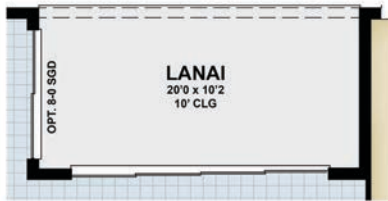
**SECOND FLOOR**



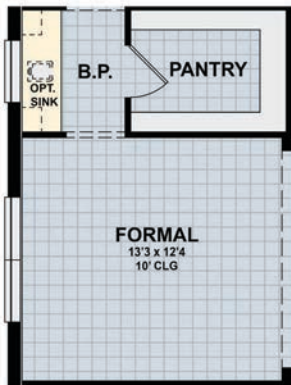
**OPTIONS - FIRST FLOOR**



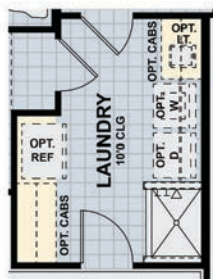
OPT. 12-0 PKT SGD



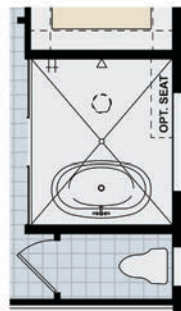
OPT. 16-0 SGD



OPT. BUTLER'S PANTRY



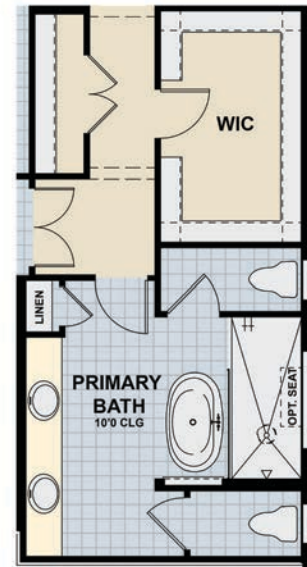
OPT. DOG WASH ILO  
DROP ZONE AT LAUNDRY



OPT. PRIMARY BATH  
WET ROOM



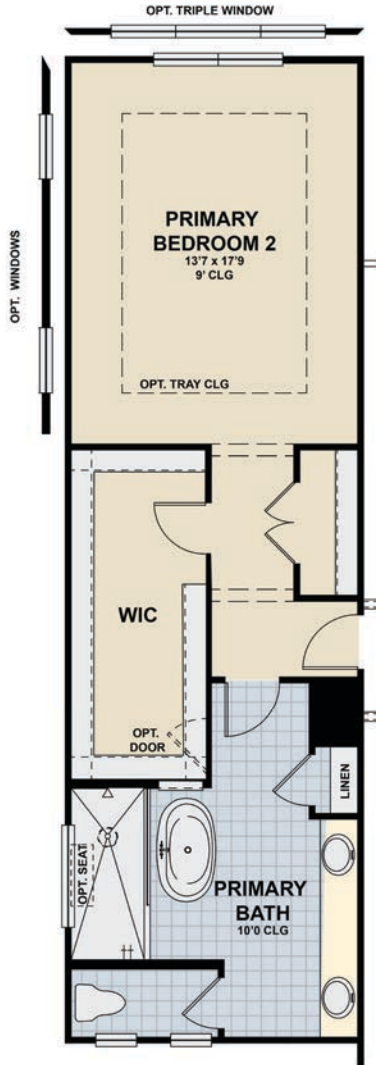
OPT. GUEST SUITE ILO STUDY & FLEX



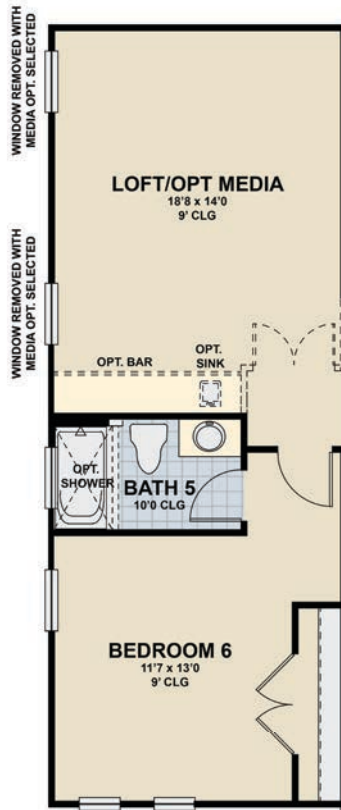
OPT. HIS/HERS WC'S

			
4,281	5	3.5	3

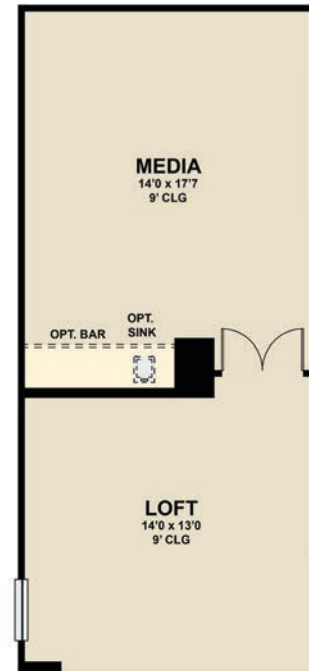
**OPTIONS - SECOND FLOOR**



**OPT. PRIMARY  
ILO CRAFT ROOM & LOFT  
+146 SQ. FT.**



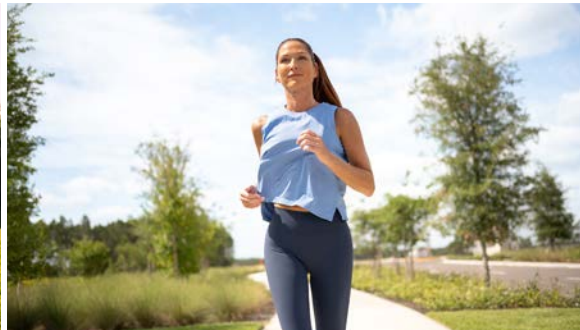
**OPT. BEDROOM 6 & BATH 5  
ILO CRAFT ROOM**



**OPT. MEDIA  
+146 SQ. FT.**



**OPT. BEDROOM 7 & BATH 6  
+146 SQ. FT.**



## Amenities

Gated

Wooded Landscape

Exclusive Clubhouse Access

Pool and Lounges

Sports Court

Walking and Bike Trails

Outdoor Event and Play Areas

## HOMEOWNERS ASSOCIATION\*

**\$200** MASTER HOA Quarterly Dues

**\$63** TAMARACK HOA Monthly Dues

**\$100** Initial Assessment One-Time Fee

**\$250** CIAC Fee

**\$3,172** 50' CDD ANNUALLY

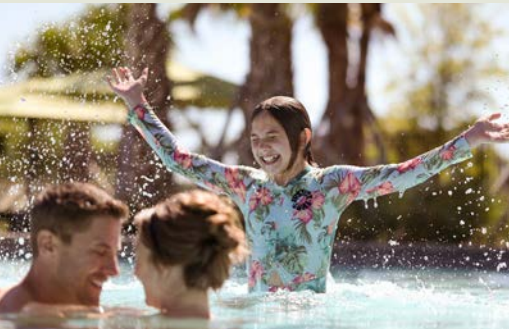
**\$3,806** 60' CDD ANNUALLY

## BENEFITS

- Lightning fast 2Gig x 2Gig Internet
- Outdoor Wi-Fi in Common Areas
- Gated Village of Tamarack



Site plans, proposed amenities, product renderings and other depictions are the planned intention of Two Rivers, however, all are conceptual by nature and are subject to change by the developer based on but not limited to regulatory approvals, marketing changes or design considerations.



### THE LANDING MEMBERSHIP FEES\*

INITIAL CONTRIBUTION: **\$800\*\***

ANNUAL MEMBERSHIP: **\$420<sup>§</sup>**

Membership Dues/Operational: **Estimated at \$250/month<sup>†</sup>**

#### BENEFITS

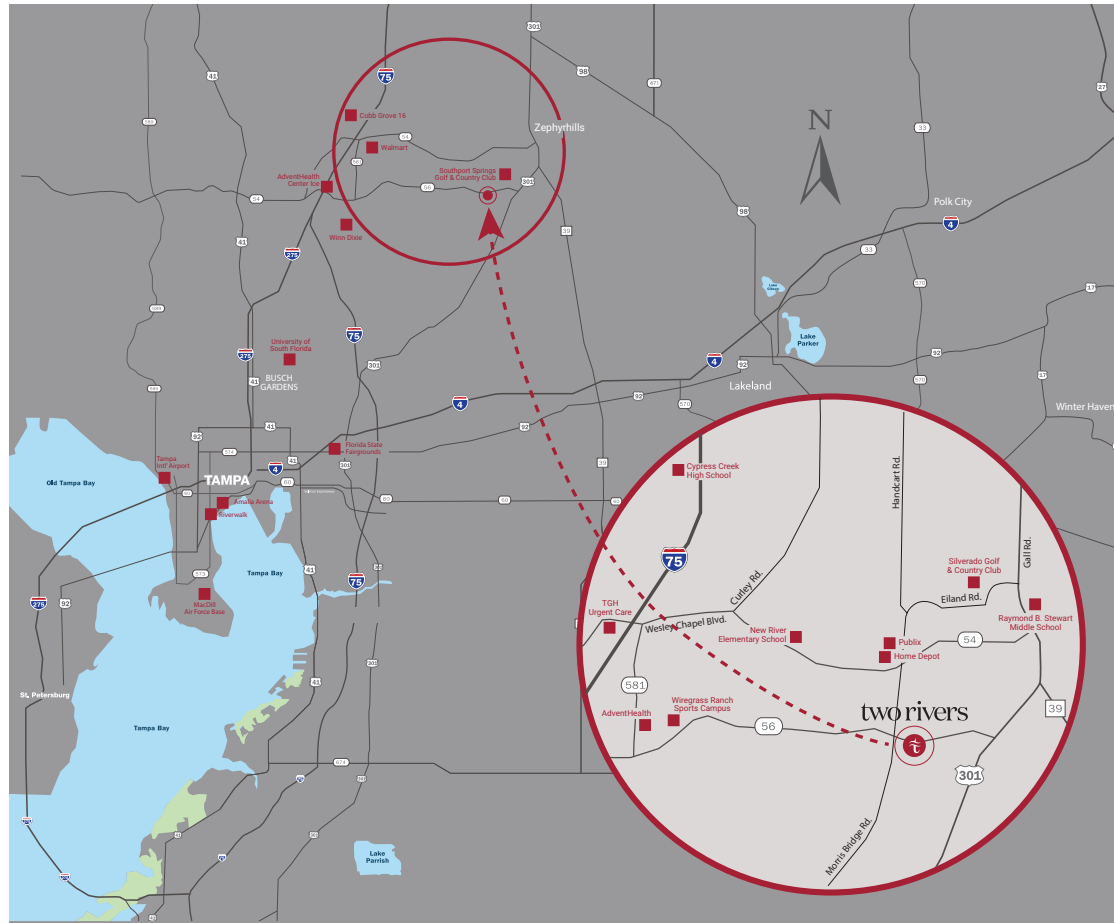
- Casual and fine dining experiences
- Premier swimming facility featuring a six-lane lap pool and lagoon pool with slide tower
- Racquet sports facility featuring four tennis courts and eight pickleball courts, tennis and pickleball clinics and lessons available
- Expansive wellness center featuring cardiovascular, strength training, and free weight equipment, group exercise, yoga lawn, and more
- Playground and lawn spaces
- Outdoor event lawn with member-exclusive events

\*Membership is a requirement for Tamarack residents. Non-equity, non-transferable memberships. This information is based on current development plans which are subject to change without notice.  
 \*\*The Initial Club contribution will be due at closing. The initial contributions may be used to build improvements and facilities, provide services, operating expenses, and any other expenses the Club Owner determines would benefit the club. <sup>§</sup>The annual membership fee will be paid upon Club opening. The membership fee may be used for basic access and use of the existing property and the grounds. Membership fee increase is capped at 3.5% annually. <sup>†</sup>Membership dues paid upon Club opening. The Club dues may vary per the Club plan and consist of costs, expenses, and taxes to run the club, including the club's operational day-to-day expenses, personnel, staff salaries, maintenance and upkeep, custodial, capital improvements, capital reserves for repair, replacement or maintenance, and a reasonable market value for the services and facilities the Club provides to members. The Club fee increase is capped at 20% annually. Non-resident membership fees may not be the same as resident membership fees and will be determined by the Club's capacity and current market demand for the Club at the time of opening. Non-resident applications are not currently open. This information is based on current development plans which are subject to change without notice. CRC 1330351 & CGC 1520474



## Places of Interest

	<i>Miles</i>
Publix Super Market .....	<b>2.6</b>
New River Elementary School .....	<b>5</b>
R. B. Stewart Middle School .....	<b>6.5</b>
AdventHealth Wesley Chapel .....	<b>8</b>
TGH Urgent Care .....	<b>9</b>
Interstate I-75 .....	<b>11</b>
Interstate I-4 .....	<b>15</b>



## Utilities

### Electric

Tampa Electric (TECO) - 877.832.6747

### Water | Sewer

Pasco County Utility - 727.847.8131

### Garbage

Pasco County - 727.857.2780  
[pascocountyfl.net/utilities](http://pascocountyfl.net/utilities)

### Phone | Cable | Internet

Charter/Spectrum - 844.276.6789  
 Frontier - 888.237.0588

### PUBLIC SCHOOLS

New River Elementary School  
 Raymond B. Stewart Middle School  
 Zephyrhills High School  
 Cypress Creek High School

### CHARTER SCHOOLS

Pinecrest Academy Wesley Chapel (K-6)  
 Union Park Charter Academy (K-7)  
 Innovation Preparatory Academy (K-6)

### COLLEGES

University of South Florida

### HOSPITALS

AdventHealth Wesley Chapel  
 TGH Urgent Care Fast Track  
 Centra Care

### SHOPPING

Publix Super Market at Summertree Plaza  
 Winn Dixie

### THINGS TO DO

Silverado Golf & Country Club  
 AdventHealth Center Ice  
 Wiregrass Ranch Sports Campus  
 Cobb Grove 16 Cinema  
 The Grove at Wesley Chapel  
 The Shops at Wiregrass  
 Tampa Premium Outlets  
 Dinosaur World  
 Busch Gardens  
 Legoland Florida