



WATERLIN™
FLORIDA



What do you live for?

At Waterlin, the art of living well means finding yourself in the natural world, surrounded by close friends, beautiful homes, and inspired by delightful adventures. In short: turning small moments into lifelong memories.

This is a place where connections run deep – with neighbors, preserved oak hammocks and shimmering waterways, and even with your soul. Where 6,000 acres of villages form a close-knit town, a short drive away from big city fun. Where visitors come from miles around, to experience a piece of Florida like no other. And where we are not only caretakers of the land but also stewards of its future.

Whatever you live for, let it thrive here. In a community built around a vision, where native landscapes and village charm connect through parks, trails, and waterways – all leading to 2 miles of shoreline along beautiful Lake Tohopekaliga (Toho).



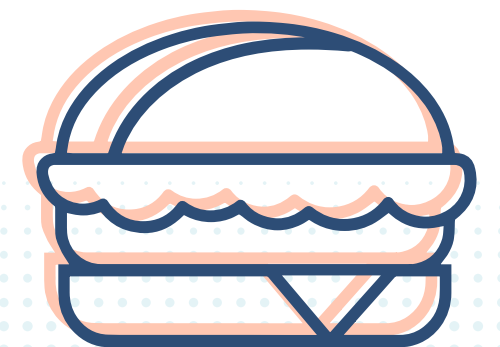


A NEW TOWN THAT FEELS LIKE YOUR TOWN



We live for **true community**

Imagine a charming town square that inspires a **hometown feel** while offering conveniences for day-to-day life. Welcome to the future Town Center, bustling with cafés, restaurants, shops, small offices, and a major grocery store. Bike or walk for easy shopping – and to gather with loved ones for a warm coffee, a concert on the lawn, or a cookout by the firepit. All of the little luxuries and friendships that make life feel big, in the heart of your new hometown.





We live to be **nutured by nature**

The amenities at Waterlin are built around **preserving and stewarding the land** we share. You'll find large parks and pocket parks with native trees and flowers, ballfields and ample courts for outdoor recreation, perfect for an afternoon workout, and shady benches that offer a break from the everyday. And winding through it all: miles and miles of beautiful, walkable, and bikeable trails that meander through nature and connect every corner of the community.

HIGHLIGHTS FROM OUR **EAST VILLAGE**

2,900

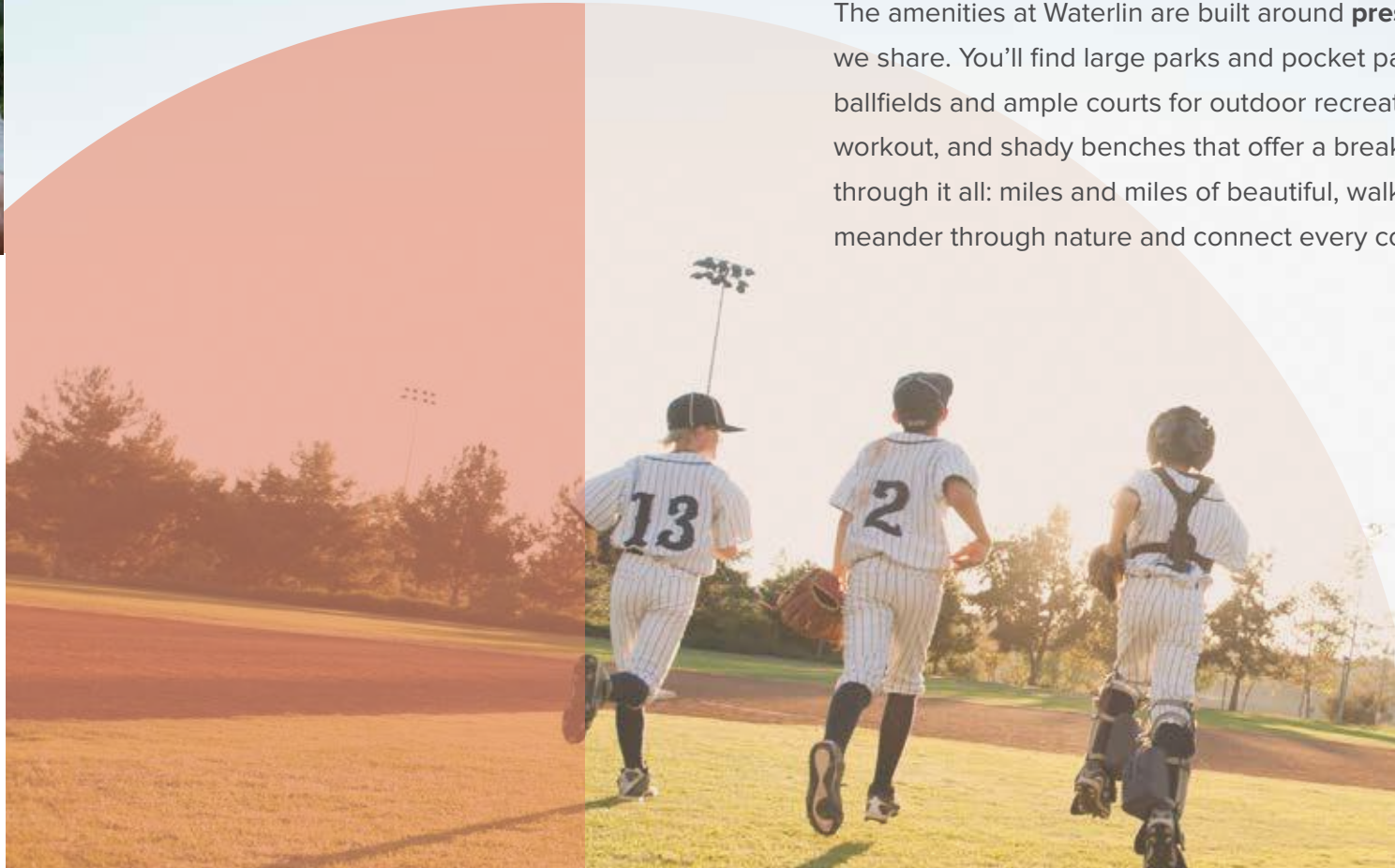
planned homes

100k

square foot future Town Center

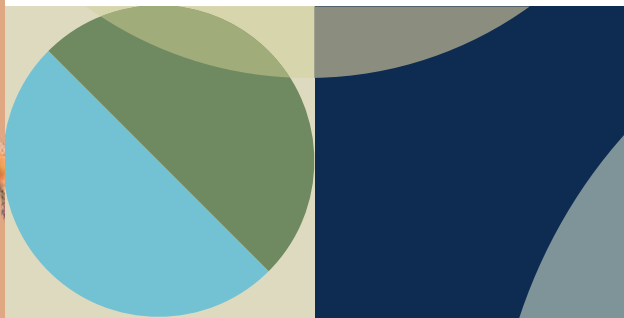
21

miles of trails



5+

neighborhood parks



EAST VILLAGE



- TOWNHOMES**
22' - Rear-entry Garages
- GARDEN HOMES**
40' - Rear-entry Garages
- VILLAGE HOMES**
45' - Front-entry Garages
- MANOR HOMES**
50' - Rear-entry Garages
- MANOR II HOMES**
50' - Front-entry Garages
- SIGNATURE HOMES**
55' - Rear-entry Garages
- ESTATE HOMES**
60' - Front-entry Garages
- EXISTING RESIDENTIAL**
- FUTURE RESIDENTIAL**
- FUTURE DEVELOPMENT**

- TRAIL SYSTEM**
- ★ **WELCOME CENTER**
New Home Information & Coffee Shop
- FP **FOUNDERS PARK**
The social heart of Waterlin's first neighborhood - with a pool, pickleball, playground, pavilion, dog park, and open spaces to gather with friends
- 🌳 **PARKS**
Each park is unique, with pools, playgrounds, dog parks, gathering spaces, pavilions, and more

We live for putting down roots

Waterlin is **a small town with a big vision**: Where pedestrians have access to the needs of daily life, all in walking distance. Where healthy living means playing in parks and nightly fun. We're shaping what's next – from high-speed connectivity to a transportation and trail system where walking, biking, wheeling, and transit are easy and convenient, creating a livable community for all ages.



Map layout and land uses are conceptual only and are subject to change without notice. Dec 2025



Artist's Rendering



We live for building homes, not just houses

Waterlin will be a town made up of villages – each unique in character and charm, with convenient shops, restaurants and commercial spaces. Every neighborhood will have a center with recreation and green gathering spaces. And connected to these centers: new homes built to enhance kinship with your neighbors, in a style that is distinctively Waterlin. With a range of options, you'll find the right home designed by the nation's top home builders.

Dream Finders Homes is known throughout Florida and beyond, for building homes with integrity and transparency throughout the home-building process, flexibility that empowers families to personalize their homes with ease, and putting buyers first.

Since 1954, **Lennar** has constructed more than one million new homes for families across America. Their communities cater to all lifestyles and family dynamics, whether first-time or move-up buyers, multigenerational families, or active adults.

Perry Homes draws upon a 57-year tradition of excellence that goes far beyond the homes they build. Their commitment to quality, superior design, and caring customer service ensures that homeowners will enjoy every moment, big or small, in a home they love.



DREAM FINDERS HOMES

LENNAR

PERRY
HOMES

We live for stunning sunsets & weekend wonders

We believe that water is a basic necessity of life, bringing regeneration and recreation, health and wellness, movement and energy. So at Waterlin, life is inspired by the lake – 22,000 acres of majestic and unspoiled blue, with **more than 2 miles of shoreline** for you to enjoy. Lake Toho is world-renowned for its boating, bird watching, bass fishing, and abundant wildlife. And it's right here, in your backyard.



Headwaters of the
**Kissimmee
River**
chain



124+
species of birds



Bass

Fishing Capital
of Florida





We live for a full social calendar

Here, you'll connect with nature, neighbors, yourself, and something greater. Our vibrant community offers an on-site amenity staff and a **full calendar of events and activities** for all ages, from sunrise to sunset. Whether it's morning yoga, afternoon workshops, or evening socials, our resident programs keep you engaged, entertained, and energized, fostering lasting memories and friendships.

We live for time well spent

Located just off Florida's Turnpike, Waterlin is your **central gateway to a thriving region** – just a quick half-hour drive to Orlando and beyond. With convenient access, you'll enjoy more time for what matters most. Advance your career with Fortune 500 companies, startups, and everything in between. Educate your kids at top schools and nearby colleges. Savor Michelin-star dining, cozy cafés, and enjoy pro sports including basketball, hockey and the Silver Spurs Rodeo. Explore museums that showcase our rich history and diverse culture—all just minutes from home.



BIG VISION.
SMALL TOWN.



1hr
from the
Space Coast
and beaches

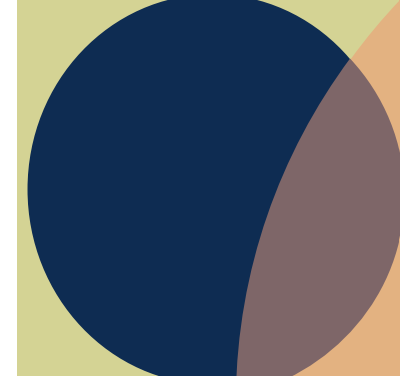


18+
theme parks



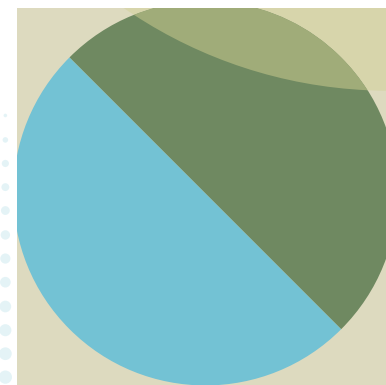
Home to the
**University of
Central Florida**

100+
lakes



40+
museums

236
days of sunshine



148+
parks, gardens, and
recreation areas



3rd
largest convention
center in the U.S.

WATERLIN™

FLORIDA



WaterlinFL.com



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