
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).





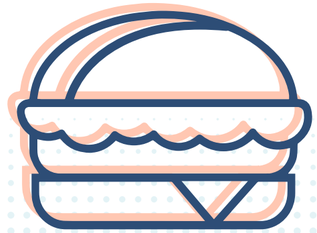


A NEW TOWN THAT FEELS LIKE YOUR TOWN



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.



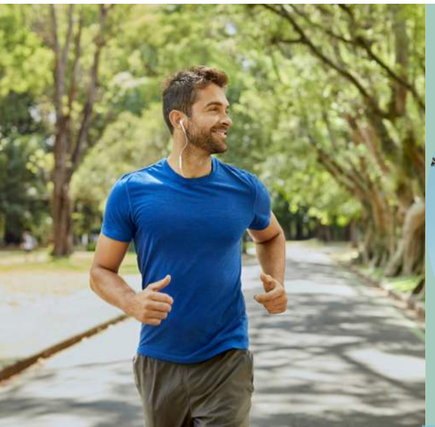


HIGHLIGHTS FROM OUR **EAST VILLAGE**

2,900
planned homes

100k
square foot future Town Center

21
miles of trails





5+
neighborhood parks

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.



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

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

FUTURE FLORIDA TURNPIKE INTERCHANGE
At Waterlin Blvd.

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 within 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, and a new Turnpike interchange at Waterlin Boulevard will strengthen connections to the region, creating a livable community for all ages.



Map layout and land uses are conceptual only and are subject to change without notice. Oct 2026



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.

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.

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.

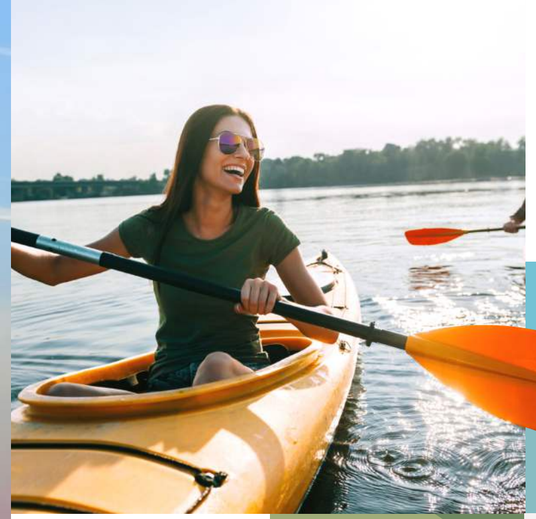
Perry Homes draws upon a 57-year tradition of excellence that goes far beyond the homes they build. Their commitment to quality, superior design, and caring customer service ensures that homeowners will enjoy every moment, big or small, in a home they love.

DREAM FINDERS HOMES | LENNAR | PERRY HOMES

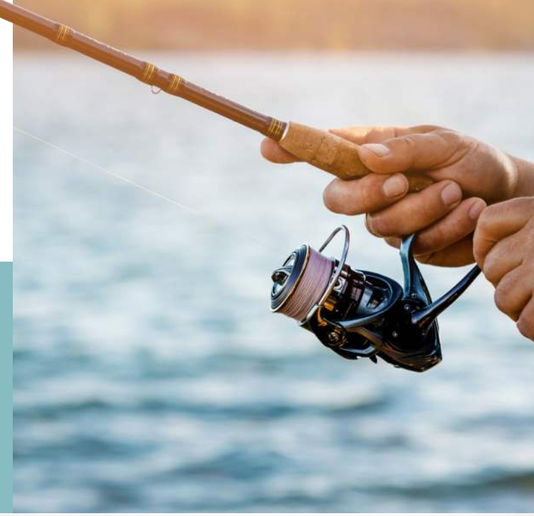
We live for

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.

BIG VISION.
SMALL TOWN.



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. And with a new interchange coming soon at Waterlin Boulevard, getting to and from Waterlin will be even easier. 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.

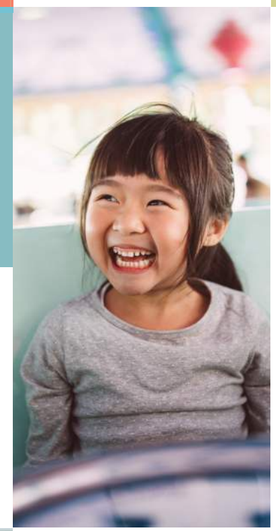


1hr
from the Space Coast and beaches

100+
lakes

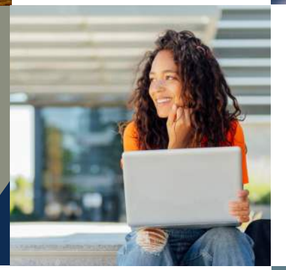


18+
theme parks



40+
museums

236
days of sunshine



Coming Soon
Florida Turnpike Interchange at Waterlin Blvd.

148+
parks, gardens, and recreation areas

Home to the
University of Central Florida

WATERLIN™

FLORIDA



We live for this™

WaterlinFL.com

EQUAL HOUSING OPPORTUNITY

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