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UPDATED: Homebuilders pay \$14.3 million for first lots in Waterlin



This two-story floorplan has 3,638 square feet and is Perry's largest model in Waterlin. It has four bedrooms, a home office, three-car garage, a flex room and a game room. (Courtesy of Perry Homes)



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Three years after paying \$150 million for the former Green Island Ranch south of Lake of Tohopekaliga, developers [Gentry Land Co.](#) and [Wheelock Communities](#) have lined up the first two homebuilders for Waterlin and plan to break ground in early 2025.

"We are excited to announce that Lennar, one of the nation's leading national homebuilders, will be one of our cornerstone builders for our Waterlin project," said Reed Berlinsky, President, Gentry Land. "Known for their commitment to quality, value and integrity, Lennar brings decades of master plan experience and product

Lennar Homes paid \$7.76 million Wednesday for 204 lots in Founders Corner, the first Waterlin neighborhood, and will build on lots ranging from 40-60 feet. Texas-based Perry Homes closed on 143 lots last week for \$6.532 million and will build on lots ranging from 50-60 feet.

Berlinsky added, "We are equally excited to welcome Perry Homes to Central Florida. Perry is a family-owned, premier luxury home builder in Texas known for high quality and superior design," he continued. "They are very selective where they build, so we are honored our vision of Waterlin aligns with their values."

The Founders Corner neighborhood just off Canoe Creek Road will have 847 homes, including 213 townhomes, along with a Neighborhood Center with a community pool and cabana, a dog park, a playground, picnic pavilions, a large lawn area, and pickleball courts.

Perry Homes operates in the move-up/luxury space and exclusively builds detached single-family homes. President Chris Little announced details of the Florida expansion earlier this year when Perry broke ground at its first Florida community, Brooksville's Southern Hills. Garrison Taska heads the company's Florida division.

"Waterlin represents a pivotal step in Perry Homes' expansion into Florida, and we couldn't be more excited about this project," Taska said. "For over five decades, we've built a strong foundation in Texas by delivering superior quality, innovative design, and unmatched customer satisfaction. Now, with Waterlin, we're bringing that same dedication to Central Florida — an area that's ripe for growth and offers tremendous opportunity for creating meaningful communities."

Perry Homes has designed a new product line [exclusively for the Florida rollout](#). Featuring spacious floorplans, open layouts, soaring ceilings, and walls of windows providing abundant natural light, the homes are optimized for indoor-outdoor living in every season. Each Perry home will be offered with a choice of three exterior packages. The floorplans all include designated home offices and flex rooms in addition to 3-4 bedrooms.

Primary suites feature walk-in showers, soaking tubs, separate vanities and his-and-hers walk-in closets. The largest floorplan offered is a two-story home with 3,638 square feet of living space, four bedrooms, a three-car garage and a second living room and game room on the upper floor.

With over 4,000 closings last year, Perry ranked number 25 on this year's [Builder 100](#) list of top-ranked homebuilders.

Located on 6,000 acres in Osceola County's South Lake Toho mixed-use district, the community has entitlements for over 16,000 homes and a future marina on Lake Tohopekaliga. The master-planned community is also approved for 5.3 million square feet of office and commercial, 700,000 square feet of industrial, and 400,000 square feet of civic use.

Lennar has been active in the county's East Lake Toho mixed-use district as a major builder [in the Tohoqua master-planned community](#). Earlier this year, the company closed a [\\$10.77 million deal](#) through a land banker for 655 lots in Crossprairie, a [master-planned community from BTI Partners](#).

EDITOR'S NOTE: This article has been updated with details of the Lennar closing on Nov. 6, 2024.

Have a tip about Central Florida development? Contact me at kinsler@GrowthSpotter.com or (407) 420-6261. Follow GrowthSpotter on [Facebook](#) and [LinkedIn](#).

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