



WATERSET®
BY
NEWLAND

TRAIL Guide

WELCOME

This is Waterset, a new-home community in Apollo Beach, Florida. Experience a vibrant social life with great gathering spaces, daily explorations along the trails, and plenty of playtime at the parks, playgrounds, and pools. This is how home should feel!

PARKS

Your new home has numerous parks, playgrounds, and open spaces to enjoy with the whole family. Relax and reflect at Reflections Overlook, watch the kids play at Coquí Park, pack a picnic for the picturesque Moongate Park, have some fun in the sun at Reservoir Park, swing, slide, and play at The Landing playground, or have a ball at the multi-sport fields of the future Waterset Sports Complex.

THE LANDING CLUB & CAFÉ

At the heart of the community, The Landing Club & Café is the perfect place to gather with family, friends, and neighbors. Make a splash or swim some laps at the pool, or break a sweat at the fitness center on state-of-the-art cardio equipment. Finish the day with a cold drink and beautiful view of the sunset overlooking the lake.

TRAILS

Exploration begins right outside your front door. Winding trails through Florida landscapes connect our neighborhoods and amenities. Our 12-mile trail system has plenty of space for strollers, kids learning to ride a bike, joggers, and explorers. Plus, Hillsborough County has plans to link the regional trail system to Waterset's trails in the future.

THE WATERSET CLUB

Life at Waterset is a lot more fun at The Waterset Club. Here, you'll enjoy an amazing clubhouse experience that feels more like a vacation. Check out our resort-style swimming pool with two slides, lap pool, fitness room, game room, and gathering spaces. The fun continues outside with sand volleyball, basketball, tennis, and pickleball courts.

THE LAKESIDE

The Lakeside features a splash pad, dog park, playgrounds, and six fit stations, so you can enjoy the fresh air with the whole family. A 32-acre lake is the perfect backdrop to live concerts and community gatherings taking place on the Grand Lawn.



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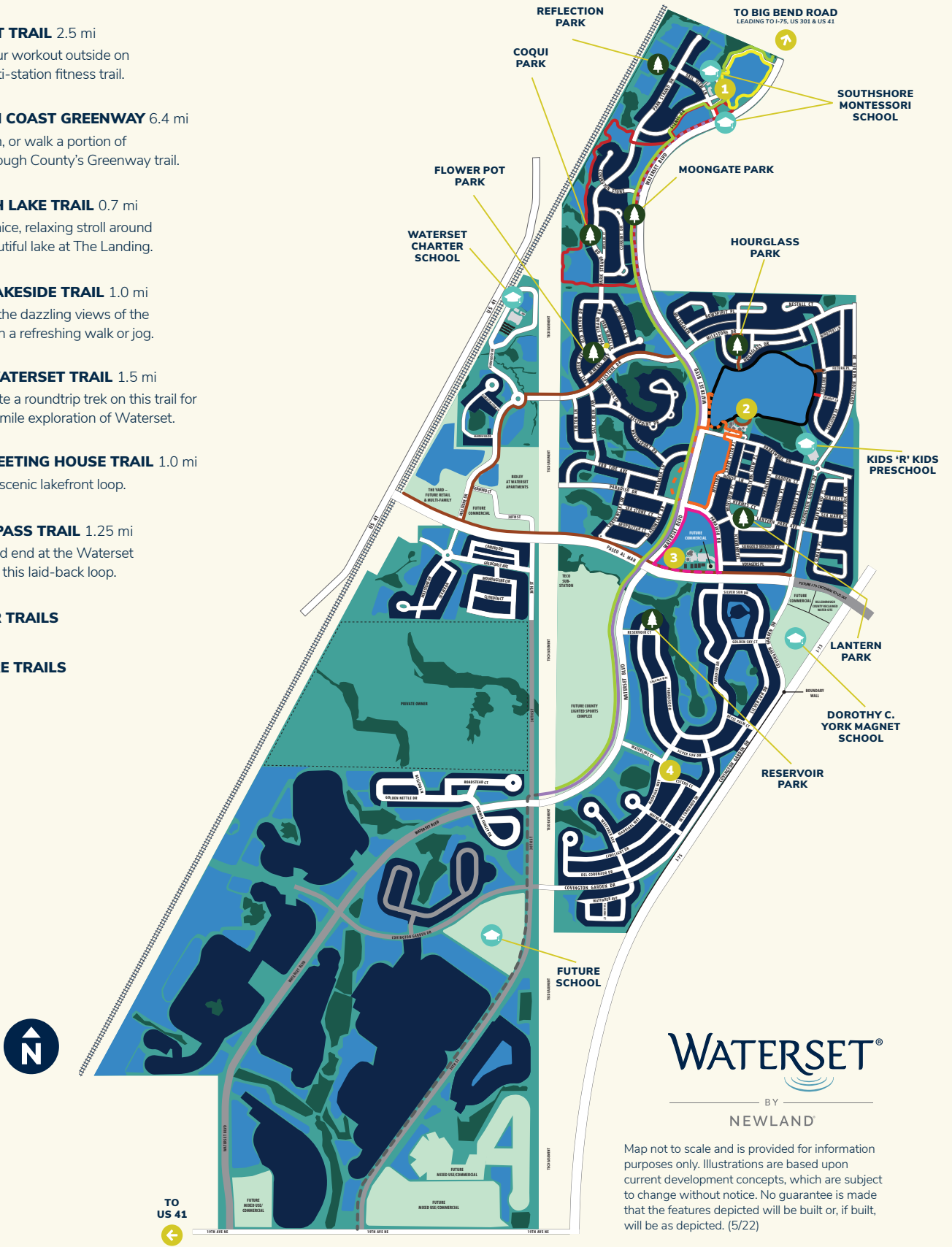


Newland is proud to be a part of Brookfield Properties. We are one of the largest developers of mixed-use communities in the United States. With our partner, North America Sekisui House, LLC, we believe it is our responsibility to create enduring, healthier communities for people to live life in ways that matter most to them. newlandco.com | nashcommunities.com



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- **GET FIT TRAIL** 2.5 mi
Take your workout outside on this multi-station fitness trail.
- **SOUTH COAST GREENWAY** 6.4 mi
Bike, run, or walk a portion of Hillsborough County's Greenway trail.
- **NORTH LAKE TRAIL** 0.7 mi
Take a nice, relaxing stroll around the beautiful lake at The Landing.
- **THE LAKESIDE TRAIL** 1.0 mi
Take in the dazzling views of the water on a refreshing walk or jog.
- **THE WATERSSET TRAIL** 1.5 mi
Complete a roundtrip trek on this trail for a three-mile exploration of Waterset.
- **THE MEETING HOUSE TRAIL** 1.0 mi
Enjoy a scenic lakefront loop.
- **CLUB PASS TRAIL** 1.25 mi
Start and end at the Waterset Club for this laid-back loop.
- **OTHER TRAILS**
- - **FUTURE TRAILS**



WATERSSET®

BY NEWLAND

Map not to scale and is provided for information purposes only. Illustrations are based upon current development concepts, which are subject to change without notice. No guarantee is made that the features depicted will be built or, if built, will be as depicted. (5/22)

AMENITIES

- 1 THE LANDING & CAFÉ**
A popular community gathering place with a pool, fitness center, and tasty café.
- 2 THE LAKESIDE**
An awesome space to stay active with fit stations, a splash pad, playground, and dog park!
- 3 THE WATERSSET CLUB**
Our stunning neighborhood clubhouse feels more like a vacation resort. Splash, spike, stretch, and so much more!
- 4 WATERLINE STATION**
Our newest amenity is a staycationer's oasis, including a zero-entry pool and a beautiful patio deck for lounging.