

Sun City Center is an active adult community with approximately 20,000 residents *living the lifestyle*. Whether your interest is golf, tennis, crafts, lounging by the pool, or visiting a beach **Sun City Center** has it all. The community was developed about 40 years ago with construction still on-going. The expected population when build out is completed is 21,000. Yes, we are the size of a small New England town.

Whether you are looking for a single family, estate, New York townhouse, or villa condo in a gated community, **Sun City Center** has a residence for you.

Sun City Center is located just a short ride from the award winning Gulf beaches, convenient to Tampa's cultural and sporting events and close to Tampa and St. Petersburg airports. There are over 200 holes of golf in the area and only 15% of our population is golfers, therefore tee times are readily available.

Kings Point our Condo Villa community within Sun City Center has a 90,000 sq foot clubhouse with theatre seating for 850, as well as a 27,000 sq foot facility with liquor license and all the social life associated with that. There are 6 heated pools, 2 fitness centers with trainers on staff, computer facilities, many card and craft rooms, you name it and it's available in **Kings Point**. Average condo fee is \$450.00 which includes everything except taxes, electric/gas, and telephone. Yes, insurance, **complete yard maintenance including shrub and garden bed maintenance and replacement, interior pest control, water/sewer, reserves for exterior painting, roof replacement, driveway and street repairs, all exterior repairs, electric for street lights and common elements, tram service, use of all facilities, and cable TV**. Current estimated of homes in Kings Point 5,600 expected to be 5,800 when building is complete. The homeowner purchase of the facilities in April 2007 helps to maintain costs.

Renaissance community has single family homes as well as the Toscana NY style townhouse (condo community) Membership in the **Renaissance Club** which houses restaurants, fitness center and European Spa to name just a few of it's amenities is required at a cost of approximately \$2,200 plus tax annually. Homes in the Renaissance community have homeowner's fees that include lawn maintenance and cable averaging \$250.00 per qtr.

Single Family and condo homes are located throughout **Sun City Center**. These residents as well as those in the Renaissance community have access to a large recreational complex with 2 pools, tennis courts, softball field, fitness center and many craft and card rooms cost of membership is \$275.00 per year per household member. Love bridge, this is the place for you.

Golf carts are not just for golf in **Sun City Center**, take your golf cart shopping, to the pool or anywhere else in **Sun City Center**. Most golf carts are powered by electricity and are far more economical than a car.

Most of our homes are block construction and priced starting in the \$20's and ranging to the \$700's.

Sun City Center has been spared significant damage from any of the hurricanes and tropical storms that have hit in the past 80 years. There is a reason the National Weather Service placed it's hurricane tracking facility at our back door.

Plan now for the future, many of our clients buy now and lock in today's prices; rent their investment seasonally to help pay the expenses while enjoying it themselves in the off season. If you are looking at renting in Kings Point consult your REALTOR® there are 110 condo associations and each has their own set of rules regarding rentals.

Come to Sun City Center *EXPERIENCE THE LIFESTYLE*

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We Sell Sunshine