

## Sun City Center, A Convenient Location!





## Keller Williams Realty South Shore



### Sun City Center, an over 55 Active Adult Community



**Sun City Center** is an active adult community with approximately 18,000 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 will be 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 25% of our population are golfers, therefore tee times are readily available.



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### Kings Point, our Condo Villa community within Sun City Center



**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. 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 \$400.00 which includes everything except taxes, electric/gas, 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 condo homes in Kings Point 5,100 expected to be 5,665 when building is complete.

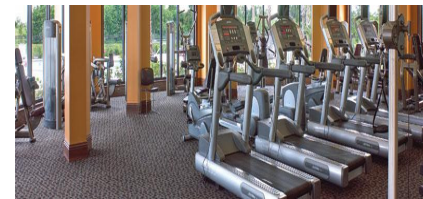


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### Sun City Center, Country Club Living

**Renaissance** community has single family homes with membership in the **Renaissance Club** which houses restaurants, fitness center and European Spa to name just a few of it's amenities. Membership required in Renaissance community at a cost of approximately \$2025 plus tax annually. Homes in the Renaissance community have homeowners fees that typically include lawn maintenance and cable averaging \$375.00 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 3 pools, tennis courts, softball field, fitness center and many craft and card rooms cost of membership is \$256.00 per year per household member. Love bridge, this is the place for you.





## Keller Williams Realty South Shore



### Sun City Center, Golf Cart Community



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 \$600'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 108 condo associations and each has their own set of rules regarding rentals.

Come to **Sun City Center** *EXPERIENCE THE LIFESTYLE.*



## Keller Williams Realty South Shore



### Sun City Center, The Neighborhoods



Siena, this neighborhood of single-family homes is nestled amid lakes and golf holes of the Renaissance championship golf course. Residents will enjoy all the membership privileges of the newly opened 40,000-square-foot Club Renaissance including full-service spa, fine dining, fitness facilities, pool and more!



Via Toscana, this neighborhood of elegant estate homes is conveniently located near Club Renaissance, voted best club in America, and the championship Renaissance course.



Toscana, this neighborhood of 32 Club condominium homes is nestled between the eighth and ninth holes of the Renaissance championship golf course. With this spectacular location, residents will delight in the sweeping vistas of rolling greens and shimmering lakes.



## Keller Williams Realty South Shore



Kings Point, The Gated Portion of Sun City Center



Oakley Green, this neighborhood of spacious attached villa homes is ideally located in gated Kings Point with convenient access to the 28,000-square-foot Kings Point South Club and offers scenic home views.



Portsmouth, this neighborhood of attached villa homes is perfectly situated among golf course greens and conservation areas conveniently located near the 28,000 square-foot Kings Point South Club



Maplewood, this neighborhood of villa homes in gated Kings Point is ideally situated amid beautiful golf greens and tranquil lakes in close proximity to the Kings Point South Club, for all your recreational needs. And with four exciting new floorplans from which to choose, Maplewood is ideal for the social butterfly and the nature lover, alike.



## Keller Williams Realty South Shore



### Minto, The Builder

As a leading builder and developer in Canada and the United States, **Minto** works in ways to deliver inspired experiences to its customers that create better places to live and work. Since 1955, They have forged a reputation for delivering better product, service and value from the ideas and actions of everyone at **Minto**. From Ottawa to Toronto to Florida, **Minto** has built more than 70,000 new homes.

In 2010, **Minto** purchased the remaining portion of undeveloped lots of the Sun City Center community from WCI. **Minto** has recently started building their new designs for this active adult community including single family homes, estate homes and condo villas.

**Minto's** single family homes and Condominium Villas include a variety of different floor plans and price ranges to meet the needs of its discriminating customers.





# Keller Williams Realty South Shore



## Siena , A Single Family Neighborhood





## Keller Williams Realty South Shore



### Siena , New Single Family Homes



York

From \$178,900  
1544 a/c square feet  
2,204 total square feet  
1 story  
2 bedrooms/ 2bathrooms



St. James

From \$188,900  
1677 a/c square feet  
2,403 total square feet  
1 story  
2 bedrooms/2 bathrooms



Carmel

From \$198,900  
1879 a/c square feet  
2,667 total square feet  
1 story  
2 bedrooms/2 bathrooms



## Keller Williams Realty South Shore



### Siena , New Single Family Homes



Florence

From \$205,900  
1984 a/c square feet  
2,690 total square feet  
1 story  
3 bedrooms/2.5 bathrooms



Granada

From \$209,900  
2043 a/c square feet  
2,775 total square feet  
1 story  
2 bedrooms/2.5 bathrooms



Pebble  
Beach

From \$224,900  
2284 a/c square feet  
2,989 total square feet  
1 story  
3 bedrooms/2.5 bathrooms



# Keller Williams Realty South Shore



## Siena , New Single Family Homes



### YORK

- 2 Bedrooms
- 2 Baths
- Great Room
- Dining Room
- Den/Opt. Bedroom 3
- Opt. Sitting
- Covered Screened Lanai
- 2-Car Garage
- 1,544 a/c sq. ft.
- 2,204 total sq. ft.



### St. James

- 2 Bedrooms
- 2 Baths
- Great Room
- Den/Opt. Bedroom 3
- Covered Screened Lanai
- 2-Car Garage
- 1,677 a/c sq. ft.
- 2,403 total sq. ft.



# Keller Williams Realty South Shore



## Siena , New Single Family Homes



### CARMEL

- 2 Bedrooms
- 2 Baths
- Great Room
- Dining
- Den/Opt. Bedroom 3
- Covered Screened Lanai
- 2-Car Garage
- 1,879 a/c sq. ft.
- 2,686 total sq. ft.



### FLORENCE

- 2 Bedrooms
- 2-1/2 Baths
- Great Room
- Dining / Opt. Bedroom 3 / Opt. Hobby Room
- Den / Opt. Bedroom 4
- Covered Screened Lanai
- 2-Car Garage
- 1,984 a/c sq. ft.
- 2,690 total sq. ft.



# Keller Williams Realty South Shore



## Siena , New Single Family Homes



### GRANADA

- 2 Bedrooms
- 2-1/2 Baths
- Great Room
- Dining Room
- Den/Opt. Bedroom 3
- Covered Screened Lanai
- 2-Car Garage
- 2,043 a/c sq. ft.
- 2,774 total sq. ft.



### PEBBLE BEACH

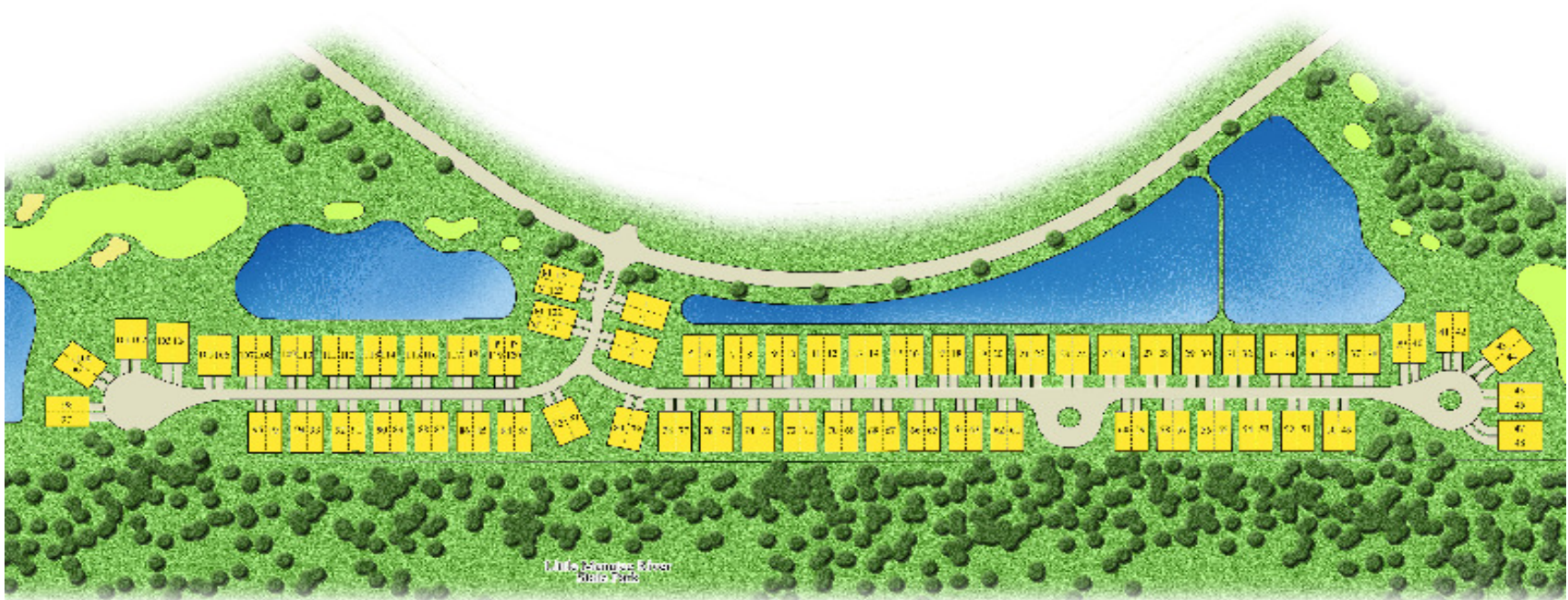
- 3 Bedrooms
- 2-1/2 Baths
- Great Room
- Dining/Hobby Room
- Den
- Covered Screened Lanai
- 2-Car Garage
- 2,284 a/c sq. ft.
- 2,989 total sq. ft.



# Keller Williams Realty South Shore



## Oakley Green , A Condominium Neighborhood





## Keller Williams Realty South Shore



### Oakley Greens , A Condo Villa Neighborhood



Oak

From \$146,900  
1360 a/c square feet  
1,994 total square feet  
1 story  
2 bedrooms/2 bathrooms



Palm

From \$150,900  
1503 a/c square feet  
2,163 total square feet  
1 story  
2 bedrooms/2 bathrooms



Cottonwood

From \$154,900  
1546 a/c square feet  
2,161 total square feet  
1 story  
2 bedrooms/2 bathrooms





## Keller Williams Realty South Shore



### Oakley Greens , A Condo Villa Neighborhood



Mahogany

From \$158,900  
1616 a/c square feet  
2,183 total square feet  
1 story  
2 bedrooms/2 bathrooms



Spruce

From \$164,900  
1780 a/c square feet  
2,365 total square feet  
1 story  
2 bedrooms/2 bathrooms



Magnolia

From \$168,900  
1862 a/c square feet  
2,456 total square feet  
1 story  
3 bedrooms/2 bathrooms



# Keller Williams Realty South Shore



## Oakley Green , A Condominium Neighborhood



### OAK

2 Bedrooms  
2 Baths  
Great Room  
Covered Screened Lanai

2-Car Garage  
1,360 a/c sq. ft.  
1,994 total sq. ft.



### PALM

2 Bedrooms  
2 Baths  
Great Room  
Computer Den  
Covered Screened Lanai

2-Car Garage  
1,503 a/c sq. ft.  
Total sq. ft. 2,163



# Keller Williams Realty South Shore



## Oakley Green , A Condominium Neighborhood



### COTTONWOOD

2 Bedrooms  
2 Baths  
Great Room  
Den/Dining  
Covered Screened Lanai

2-Car Garage  
1,546 a/c sq. ft.  
2,161 total sq. ft.



### MAHOGANY

2 Bedrooms  
2 Baths  
Great Room  
Den  
Covered Screened Lanai

2-Car Garage  
1,616 a/c sq. ft.  
2,183 total sq. ft.



# Keller Williams Realty South Shore



## Oakley Green , A Condominium Neighborhood



**SPRUCE**

2 Bedrooms  
2 Baths  
Den  
Great Room  
Covered Screened Lanai

2-Car Garage  
1,780 a/c sq. ft.  
Total sq. ft. 2,365



**MAGNOLIA**

3 Bedrooms  
2 Baths  
Great Room  
Den/Hobby Room  
Covered Screened Lanai

2-Car Garage  
1,862 a/c sq. ft.  
2,456 total sq. ft.



# Keller Williams Realty South Shore



## Sun City Center Development Map

### Current Development

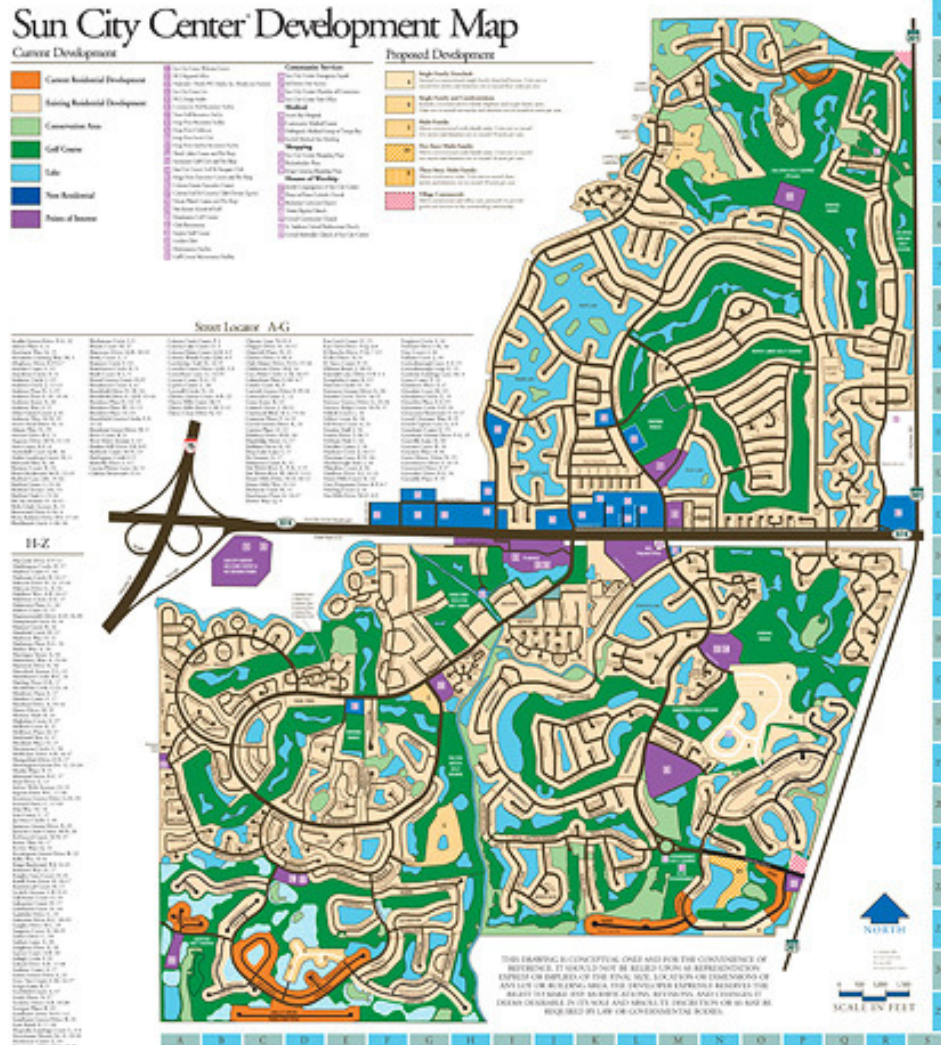
- Current Residential Development
- Existing Residential Development
- Conservation Area
- Golf Course
- Lake
- New Residential
- Trails of Interest

### Community Services

- Community Center
- Day Care
- Elementary School
- High School
- Library
- Medical Center
- Post Office
- Police Station
- Public Works
- Senior Center
- Shopping Center
- Trails
- Waste Water Treatment Plant
- Water Treatment Plant

### Proposed Development

- High Density Residential
- High Density Commercial
- Medium Density Residential
- Low Density Residential
- Medium Density Commercial
- High Density Commercial
- Other



Street Location A-G

A-11	A-12	A-13	A-14	A-15	A-16	A-17	A-18	A-19	A-20
A-21	A-22	A-23	A-24	A-25	A-26	A-27	A-28	A-29	A-30
A-31	A-32	A-33	A-34	A-35	A-36	A-37	A-38	A-39	A-40
A-41	A-42	A-43	A-44	A-45	A-46	A-47	A-48	A-49	A-50
A-51	A-52	A-53	A-54	A-55	A-56	A-57	A-58	A-59	A-60
A-61	A-62	A-63	A-64	A-65	A-66	A-67	A-68	A-69	A-70
A-71	A-72	A-73	A-74	A-75	A-76	A-77	A-78	A-79	A-80
A-81	A-82	A-83	A-84	A-85	A-86	A-87	A-88	A-89	A-90
A-91	A-92	A-93	A-94	A-95	A-96	A-97	A-98	A-99	A-100
A-101	A-102	A-103	A-104	A-105	A-106	A-107	A-108	A-109	A-110

11-Z

11-A	11-B	11-C	11-D	11-E	11-F	11-G	11-H	11-I	11-J	11-K	11-L	11-M	11-N	11-O	11-P	11-Q	11-R	11-S	11-T	11-U	11-V	11-W	11-X	11-Y	11-Z
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THIS DRAWING IS CONCEPTUAL, MADE FOR THE CONVENIENCE OF REFERENCE. IT SHOULD NOT BE RELIED UPON AS REPRESENTATION, EXPERT OR OTHERWISE OF THE FINAL SIZE, LOCATION OR DIMENSIONS OF ANY LOT OR BUILDING AREA. THE DEVELOPER EXPRESSLY DISCLAIMS THE RIGHT TO MAKE ANY CHANGES TO THIS DRAWING. ANY CHANGES TO THIS DRAWING SHALL BE MADE IN WRITING AND SHALL BE REQUIRED BY LAW OR GOVERNMENTAL AGENCIES.

SCALE IN FEET



## Keller Williams Realty South Shore



Sun City Center, an over 55 Active Adult Community

If you know anyone interested in the Tampa Area, please refer them to the  
**Tourangeau Team,**

More information may be obtained from my website at

**WWW. DebiTourangeau.com**

**Or contact us at:**

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Keller Williams South Shore Realty***

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***P.S. Referrals are the greatest compliment, think of me when talking Real Estate with family  
and friends!***