

WELCOME TO A NEW HOMETOWN!



There is so much excitement in the air as we embark on a new adventure — **Follow Me Home To NRR!** Everyone seeking the fun & the fullness of life will find a new hometown at North River Ranch filled with friendly neighbors, a focus on family time, and an abundance of amenities and outdoor activities. Each premiere home builder offers a wide selection of high-tech, energy-efficient, new single-family homes, townhomes, and – coming soon, villas – for a mass of choices, budgets, and needs. Our newest builder, Pulte Homes, has two new models now open. Read more inside to get your heart racing. And, stay tuned for news on our upcoming new neighborhood: Wildleaf. New models from Neal Communities break ground this Spring.



Check out the back page for NRR FUNDAY adventure details!

FollowMeHomeToNRR.com

RIVERFIELD VERANDAH

The newly opened Riverfield Verandah offers a welcoming place to make memories for homeowners and their guests. Relax while catching some rays, take a cool dip in the refreshing pool, or catch up with friends and family. Take in the beautiful scenery while you work out at the Avid Fit Stations across the street, along the Greenway. With SuperStream IGB Internet available at the community amenities, you'll be the envy of your coworkers when they find out your "remote office" is poolside. The 1,800+ square feet under cover outdoor living provides a shady respite and the ideal space for entertaining, parties, al fresco dining, and more. The casual charm of the Riverfield Verandah will soon become the favorite spot to celebrate the big and little moments that mean so much.



Riverfield Verandah



Riverfield Pool

Community News

The first 9+ miles of the North River Ranch trail system are well underway. Extending 24+ miles at completion, the trail loops immerse you in the wonders of nature and will connect all the North River Ranch neighborhoods. Plans call for mile markers and diverse hard and soft surface terrains so you can plan routes, stake personal challenges and so much more. Run, walk, hop or bike. It's up to you! *(continued on back)*

MASTER PLAN

CURRENT PHASE

Quick Facts

2,600 Acres

6,000+ SF Homes, Townhomes, Villas, & Apartments

705+ Acres of Conservation Land

24+ Miles of Trails*

1,000 New Homes

11 Model Homes

9+ Miles of Trails

3 Sparkling Pools

1-GIG SuperStream Internet

2 Village Centers

3+ Clubhouses/Activity Centers

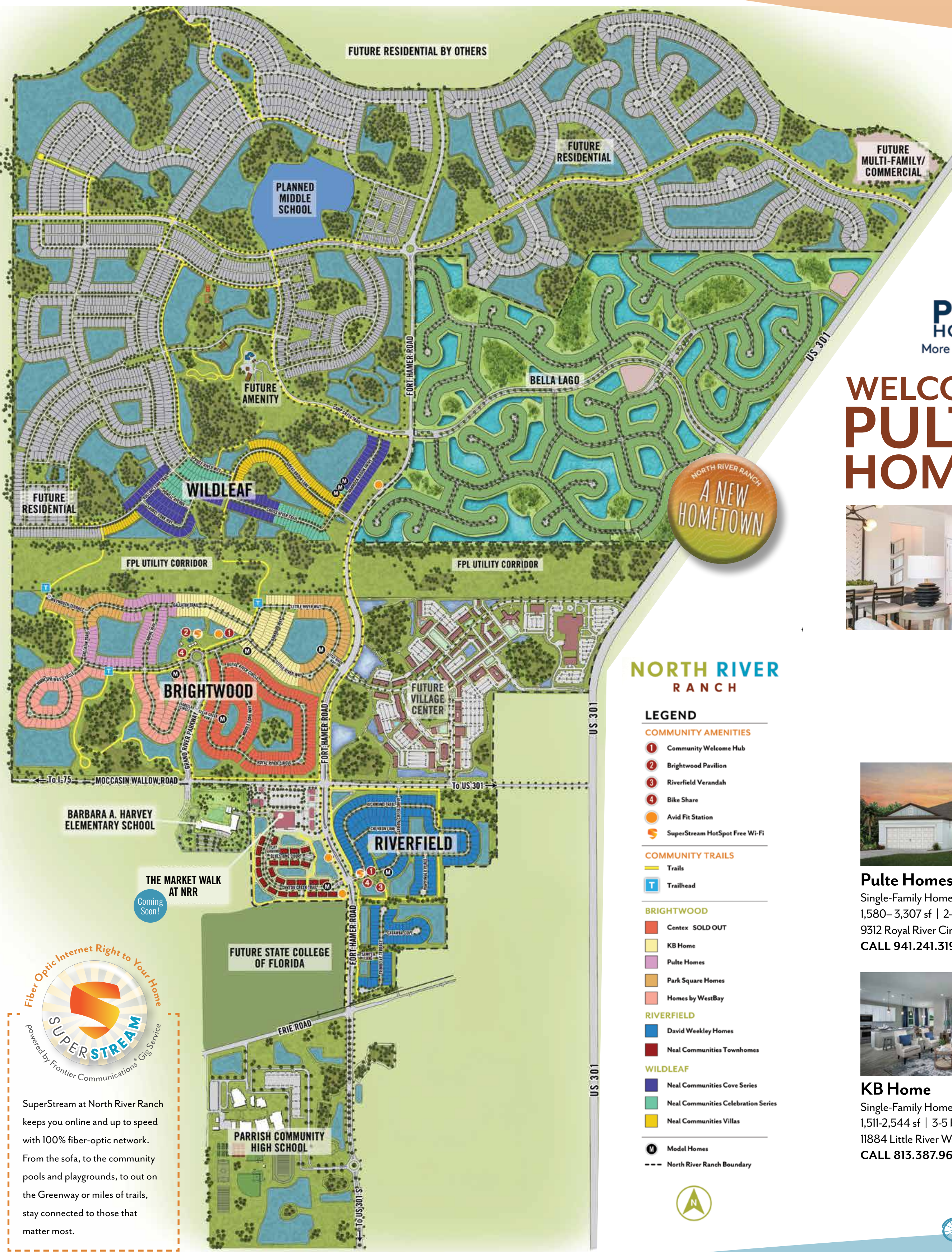
1 Bike Park

1 Hospital

6 Acclaimed Builders

3 Avid FitStations

2 Sparkling Pools



SuperStream at North River Ranch keeps you online and up to speed with 100% fiber-optic network. From the sofa, to the community pools and playgrounds, to out on the Greenway or miles of trails, stay connected to those that matter most.



WELCOME PULTE HOMES

Joining our acclaimed list of home builders at North River Ranch, Pulte Homes offers one- and two-story single-family new homes from the high \$300s+. Selling quickly, Pulte Homes offers innovative floor plans ranging from 1,580–3,307 square feet, with 2–5 bedrooms, 2–4 baths, and 2-car garages. You can also take advantage of unique personalization options available for every budget. To bring these new homes to life, the Mystique and Trailside Model Homes opened in Spring 2022. For over 70 years, Pulte Homes has been designing new homes with homeowners in mind, establishing higher building standards to ensure quality, and making the buying experience easier.



MEET OUR PREMIER FAMILY OF HOME BUILDERS

Single-Family Homes, Townhomes and Villas from \$300s to \$800s+



Pulte Homes
Single-Family Homes
1,580–3,307 sf | 2-5 Bed | 2-4 Bath | 2-Car
9312 Royal River Circle, Parrish, FL
CALL 941.241.3192



Park Square Homes
Single-Family Homes
1,851–2,922 sf | 3-4 bed | 2-3.5 bath | 2-Car
11749 Little River Way, Parrish, FL
CALL 813.497.8128



Homes by WestBay
Single-Family Homes
2,535–3,548 sf | 4-5 bed | 3-4 bath | 3-Car
9231 Isabella Circle, Parrish, FL
CALL 941.217.1188



KB Home
Single-Family Homes
1,511–2,544 sf | 3-5 bed | 2-3 bath | 2-Car
11884 Little River Way, Parrish, FL
CALL 813.387.9682



David Weekley Homes
Single-Family Homes
1,722–2,858 sf | 3-4 bed | 2-3.5 bath | 2-Car
8428 Arrow Creek Drive, Parrish, FL
CALL 813.822.8536



Neal Communities
Townhomes
1,790 sf Townhomes | 3 bed | 2.5 bath | 1-Car
8452 Canyon Creek Trail, Parrish, FL
CALL 941.260.0980

Coming Soon!
Wildleaf
Single-Family
Homes & Villas

NORTH RIVER RANCH

LEGEND

- COMMUNITY AMENITIES**
 - 1 Community Welcome Hub
 - 2 Brightwood Pavilion
 - 3 Riverfield Verandah
 - 4 Bike Share
 - Avid Fit Station
 - SuperStream HotSpot Free Wi-Fi
- COMMUNITY TRAILS**
 - Trails
 - Trailhead
- BRIGHTWOOD**
 - Centex SOLD OUT
 - KB Home
 - Pulte Homes
 - Park Square Homes
 - Homes by WestBay
- RIVERFIELD**
 - David Weekley Homes
 - Neal Communities Townhomes
- WILDLEAF**
 - Neal Communities Cove Series
 - Neal Communities Celebration Series
 - Neal Communities Villas
- M Model Homes
- North River Ranch Boundary



Community News cont'd.



The Official North River Ranch Dog Park is on the way!

The new year means new amazing amenities for North River Ranch including our new dog park! Located across from the **new neighborhood of Wildleaf**, the future dog park will give our furry best friends their own place to run and play, enjoy the fresh air, Florida sunshine, make new friends, and set up playdates. Stay tuned for more.

Shop It Up!

The new **Market Walk** is coming to North River Ranch. You won't even need to leave North River Ranch. Plans include a grocery store, retail, and restaurants. Even errands are fun here!

Mark Your Calendars!

NRR FUNDAYS are a great way to meet new friends and neighbors, experience the North River Ranch amenities, and just plain fun! **Spring Saturday on April 16th** will include activities and programs to celebrate the season. **The Big Reveal on May 14th** will be more fun and games culminating in the announcement of the winning name for our mascot. Learn more at:

[FollowMeHomeToNRR.com](https://www.followmehome tonrr.com)

You can sign up for the **North River Ranch eNewsletter** there too. You'll be the first to know about future events and community news!



New Central Amenity Designs Coming Soon!
Stay connected to hear first.



LIVE HERE & LIVE WELL!

Wellness-Focused Vision for North River Ranch Village Center.

Underscoring our ongoing investment in the community, Neal Land & Neighborhoods is working with a regional medical healthcare company. The full-service medical center will anchor the North River Ranch Village Center, provide high-quality jobs and services, and make a significant, positive economic impact. Plans include a state-of-the-art hospital, an acute care treatment center, and preventive care facilities offering easy access to residents and the surrounding Manatee County neighborhoods. Renowned landscape architects will incorporate refreshing and relaxing outdoor spaces showcasing Florida's natural landscape, making living, working and staying well in North River Ranch an unparalleled experience. Make NRR your home and experience for yourself an active and healthy lifestyle in every way!



Best Job Title Ever!

Give a big, warm welcome to **Faith Santoro**, our new **Director of Fun**. She brings a wealth of ideas and merriment and is charged with creating the on-site activities and programs that bring you the homegrown happiness that North River Ranch epitomizes. Welcome aboard Faith!



Let's Connect!

Stay in the loop about everything North River Ranch!



- Sign up for community news.
- Like us on Facebook.
- Share with us on Instagram.
- Watch our YouTube Channel.
- Help us make North River Ranch "the" place to live in North Manatee County!



NORTH RIVER RANCH

For the Fun & Fullness of Life

11510 Little River Way, Parrish, FL 34219

941-251-1252

[NorthRiverRanch.com](https://www.NorthRiverRanch.com)

#NorthRiverRanch

Single-family Homes, Townhomes and Villas from \$300s to \$800s+
MODELS OPEN DAILY



NEALCOMMUNITIES



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