

TUESDAY

9 AM

10 AM

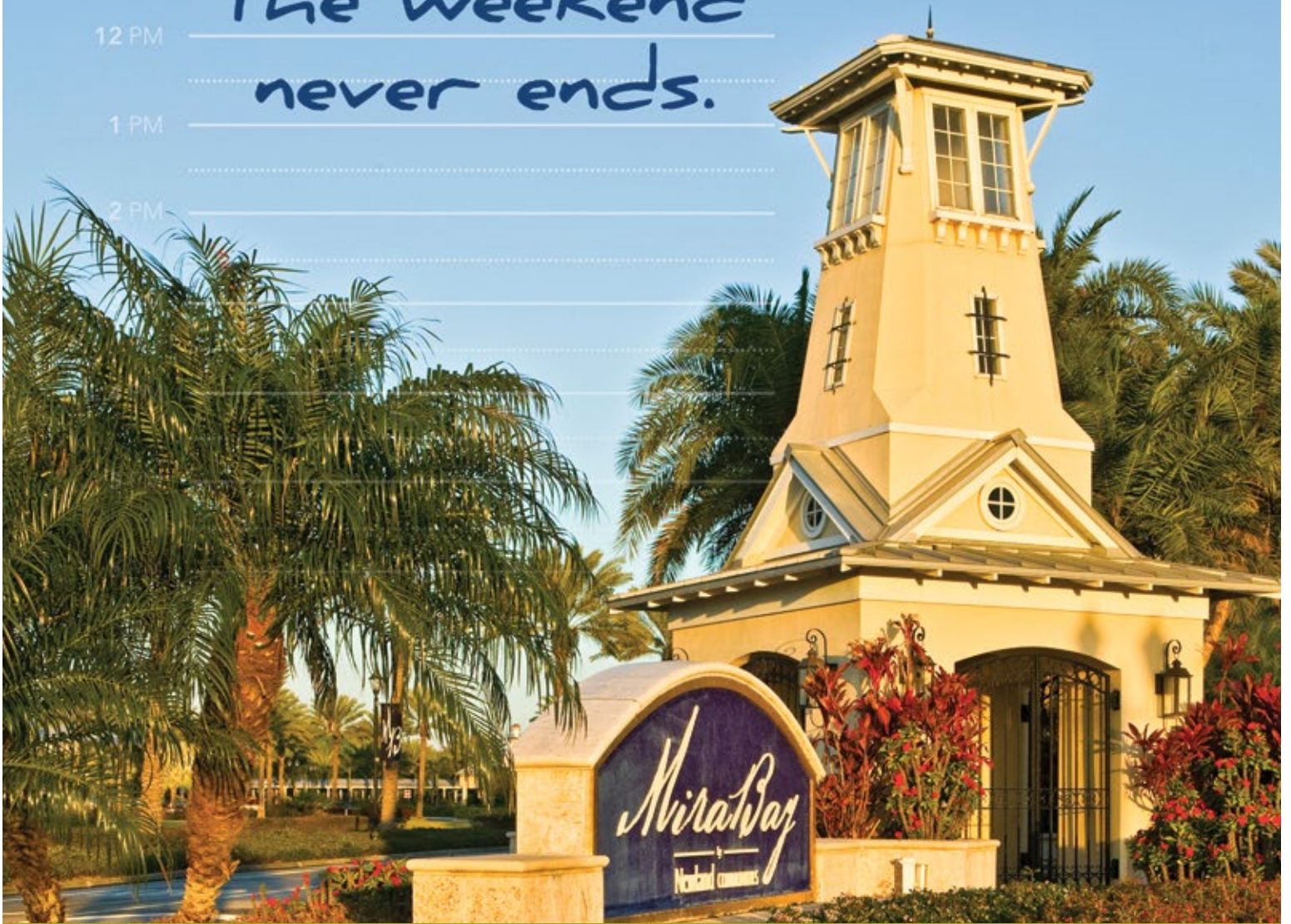
11 AM

12 PM

1 PM

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Live like
the weekend
never ends.



Welcome home to MiraBay.

MiraBay[®]
by
Newland COMMUNITIES

WEEKLONG WEEKEND LIVING

If you treasure that “day off” feeling, you’ll love calling our beautiful waterfront community home.



TO LIVE HERE IS TO BELONG HERE

The MiraBay Club is more than a magnificent waterfront clubhouse. It’s a place of instant friendships and lifelong memories. Warmth and camaraderie go perfectly with endless hosted parties, activities and events — not to mention jaw-dropping Florida sunsets over the water. Kick back on the wraparound deck and let the balmy breezes take you away.



SPLASHY FUN FOR EVERYONE

A stunning resort-style pool complete with waterslide, toddler pool and lap lanes makes it easy to get into the swim of things. Nothing says “weekend” like a good old-fashioned cannonball or a relaxing day by the pool.



FITNESS FINESSE WITHOUT A MEMBERSHIP

MiraBay’s Fitness Center rivals any full-service membership gym. Stay strong with state-of-the-art cardiovascular and weight-training equipment. Expand that healthy attitude with yoga and Pilates classes, the cycling studio or personal training. Get competitive on the five lighted tennis courts, two basketball courts or sand volleyball court. Post-workout, indulge in a massage or facial at the MiraBay Spa – all without leaving the community.



EASY BREEZY POOLSIDE DINING

The Galley Cafe is always cooking up something fresh and delicious – from sandwiches to salads to kid-friendly favorites. Families love Build-a-Burger Night. Grown-ups go for Sunset Happy Hours. Poolside dining adds weekend flavor to any day.





LET'S HEAR IT FOR THE KIDS



At MiraBay, kids get all the attention they deserve. The MiraBay Club features activities and special offerings just for them. Engaging themed playgrounds can be found in both community parks. Quality after-school care is available for residents at reasonable rates and is held right here at MiraBay.



EXPLORE THE WATER'S WONDERS

Enjoy resident perks like free reservations on kayaks, paddleboards and Sunfish sailboats. Hit the Outfitters tackle shop and go fishin'. Residents can use the on-site boat lift for easy access to Tampa Bay or meet up for rafting parties and other fun events.



THE NATURE PRESERVE NEXT DOOR

A spectacular sanctuary for birds and wildlife, the 1,400-acre Wolf Branch Creek Nature Preserve is truly unique. Encompassing miles of Tampa Bay shoreline, mangrove islands, sea grass beds, high marsh and coastal hammocks, this nature lovers' paradise is right in your backyard.



PARKS WITH PERKS AND SO MUCH MORE

The great outdoors is just that at MiraBay. Miles of walking trails are hard to resist. Wolf Creek Park delights imaginations with a pirate-themed playground overlooking the Nature Preserve. The Landing Park provides tiki huts, a shaded playground, sports field and wonderful views of the lagoon – with its fishing pier and tropical gardens, it's like a getaway without going away.

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WELCOME HOME TO MIRABAY.



Neighborhoods

- Single-Family Homes
- Luxury Homes
- Future
- Completed
- Low-Maintenance Homes

Amenities

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> 1 MiraBay Club 2 Wolf Branch Creek Nature Preserve 3 Boat Lift | <ul style="list-style-type: none"> 4 Landing Park 5 Wolf Creek Park 6 Tennis Courts 7 MiraBay Village Shops | <ul style="list-style-type: none"> 8 The Outfitters Tackle Shop 9 Clubhouse & Pool 10 Basketball Courts |
|--|---|--|

THE BEAUTY OF VARIETY

Find the perfect home in a place you'll never want to leave. Charming, coastal Key West style architecture offers an always-the-weekend ambience. Choose from low-maintenance and single-family to semi-custom and fully customizable luxury homes. Homesites available range from waterfront and conservation sites to beautifully landscaped streetscapes. Welcome home!

THE BEST OF BUILDERS

When you arrive at MiraBay, please follow the directions to visit some of our great builders. For more information on model homes and builders, please visit MiraBay.com.



Cardel Homes

Sq.Ft. 2,482-5,000

From \$584,990

Angler's Cove

Fisherman's Cove

Model: Wilshire 2

709 Manns Harbor Drive,

Apollo Beach, FL 33572

813-938-1140



CalAtlantic Homes

Sq.Ft. 1,866-2,880

From \$216,990

Admiral Pointe

Model: Hemingway

5240 Admiral Pointe Drive,

Apollo Beach, FL 33572

813-331-3993



Neal Signature Homes

Sq.Ft. 2,375-3,223

From \$555,990

Angler's Cove

Model: Siesta Key 2

713 Manns Harbor Drive

Apollo Beach, FL 33572

813-645-2104



CLOSE TO PERFECTION

You couldn't ask for a more convenient location than beautiful, waterfront MiraBay. The shopping, dining and culture of Tampa and St. Petersburg are close by. It's an easy commute to employment centers. And when work's out, world-famous vacation destinations and some of Florida's most beautiful beaches are just a car ride away.

- 1 Busch Gardens
- 2 Lowry Park Zoo
- 3 Westfield Mall
- 4 Hard Rock Hotel & Casino
- 5 Longboat Key
- 6 Florida Aquarium
- 7 Fort De Soto Park
- 8 St. Armand's Circle
- 9 Ringling Museum & Gardens
- 10 Anna Maria Island
- 11 Tampa Convention Center
- 12 Hillsborough Community College
- 13 Amalie Arena
- 14 Raymond James Stadium
- 15 Tropicana Field



MiraBay.com

Directions: Interstate 75 to Exit 246 (County Road 672/Big Bend Road). Turn left at light and follow to U.S. 41. Turn left onto U.S. 41 and follow 3.7 miles to the MiraBay entrance on the right.

Builders must be approved and design and construction must adhere to community architectural guidelines.

This is not intended to be an offer to sell or a solicitation of offers to buy real estate in MiraBay to residents of Connecticut, Hawaii, Idaho, New York, New Jersey, and Oregon, or in any other jurisdiction where prohibited by law. No guarantee can be made that completion of the MiraBay community will proceed as described. Terrabrook Apollo Beach, LP ("Fee Owner") is the creator of the MiraBay Community ("Community"). Certain homebuilders unaffiliated with the Fee Owner or its related entities (collectively "Newland") are building homes in the Community ("Builder(s)"). Newland is not co-developing, co-building or otherwise responsible for any of the obligations or representations of any of the Builders, and Newland shall have no obligations to any buyer regarding a home purchase from a Builder. Purchasers of homes from any of the Builders waive any claims against Newland arising out of their purchase transaction. Prices, specifications, details, and availability of a Builder's new homes are subject to change without notice. © 2014 MiraBay. All rights reserved. MiraBay is a trademark of Terrabrook Apollo Beach, LLC, and may not be copied, imitated or used, in whole or in part, without prior written permission.



Newland Communities is the largest private developer of planned residential and urban mixed-use communities in the United States from coast-to-coast. Together 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. www.newlandcommunities.com and www.nashcommunities.com