



Berry  
Bay

Welcome  
to the  
*sweet life.*





Inspired by the land's *rich history* of cultivating *sweet strawberries*, Berry Bay is more than just a community – it's a *lifestyle*. We've blended the tranquility of a secluded *oasis* with easy access to city perks, creating a unique *haven* where lively *spirit* meets simple *joys*. At Berry Bay, every day feels like a *sweet escape*.

## AMENITIES

# The Spaces You *Crave*

At Berry Bay, we've created a space that's *perfect* for relaxation, recreation, and connecting with neighbors. Enjoy *resort-style* amenities in a community you're proud to call *home*.

- Sparkling Swimming Pool
- Spacious Clubhouse
- Scenic Picnic Area
- Dog Park
- Playground
- Basketball Court
- Pickleball Court



## SITEMAP

# Here, Life *Blooms*

Berry Bay offers more than just homesites. Here, you'll discover a place where your life can *grow* and *evolve*. Our carefully crafted community plan ensures ample space for your *family*, your *passions*, and your *future*.

### BUILDERS



MODEL HOMES



D.R. HORTON



M/I HOMES



SOLD OUT



AMENITY CENTER



PERRY HOMES



ASHTON WOOD



TBD



## BUILDERS

# Home *Sweet* Homes



A *diverse* selection of builders means you have a variety of home styles and floor plans to match your unique *taste* and *lifestyle*. Find the *perfect* space to create *lasting* memories.



Floor Plan: 8  
Lot Sizes: 40', 50'

**D-R-HORTON**  
*America's Builder*

**Now Open**

4982 Eagle Rock Dr.  
Wimauma, FL 33598



Floor Plans: 11  
Lot Sizes: 50', 60'

  
M/I HOMES

**Now Open**

4969 Eagle Rock Dr.  
Wimauma, Florida 33598



Floor Plans: 6  
Lot Sizes: 50'

  
ASHTON WOODS.

**Now Open**

4952 Eagle Rock Dr.  
Wimauma, FL 33598



Floor Plans: 16  
Lot Sizes: 60'

**PERRY**  
HOMES

**Now Open**

2995 Blueberry Bend St.  
Wimauma, FL 33598

## THINGS TO DO

It's *all*  
nearby.



Berry Bay provides access to excellent schools, healthcare, and natural beauty. Below are some of the highlights of our community.

### SCHOOLS

Students are zoned to attend Hillsborough County Public Schools: Reddick Elementary, Shields Middle School, and Sumner High School.

### MEDICAL

Newly built South Shore Hospital and other medical centers ensure quality care is nearby.

### OUTDOORS

Explore local Little Manatee River State Park or E.G. Simmons Conservation Park for fishing, hiking, wildlife sightings, and trails.

### FUN FOR KIDS

Introduce your little ones to a world of wonders at the Manatee Viewing Center or Camp Bayou Outdoor Learning Center for hands-on educational experiences.

### SHOPPING

Enjoy a day of shopping at Ellenton Premium Outlets, only a few miles away.

### LEISURE

Spend the day with a round of golf at Cypress Creek Golf Club.

### AIRPORTS

Tampa International Airport (Approx. 40 miles)  
Sarasota Bradenton International Airport (Approx. 35 miles)  
St. Pete–Clearwater International Airport (Approx. 50 miles)

### BEACHES

St. Pete Beach (Approx. 40 miles)  
Clearwater Beach (Approx. 60 miles)  
Bahia Beach (Approx. 14 miles)  
Apollo Beach Preserve (Approx. 18 miles)

### AMUSEMENT PARKS

Busch Gardens Tampa Bay (Approx. 35 miles)  
Walt Disney World (Approx. 80 miles)  
Universal Orlando Resort (Approx. 95 miles)

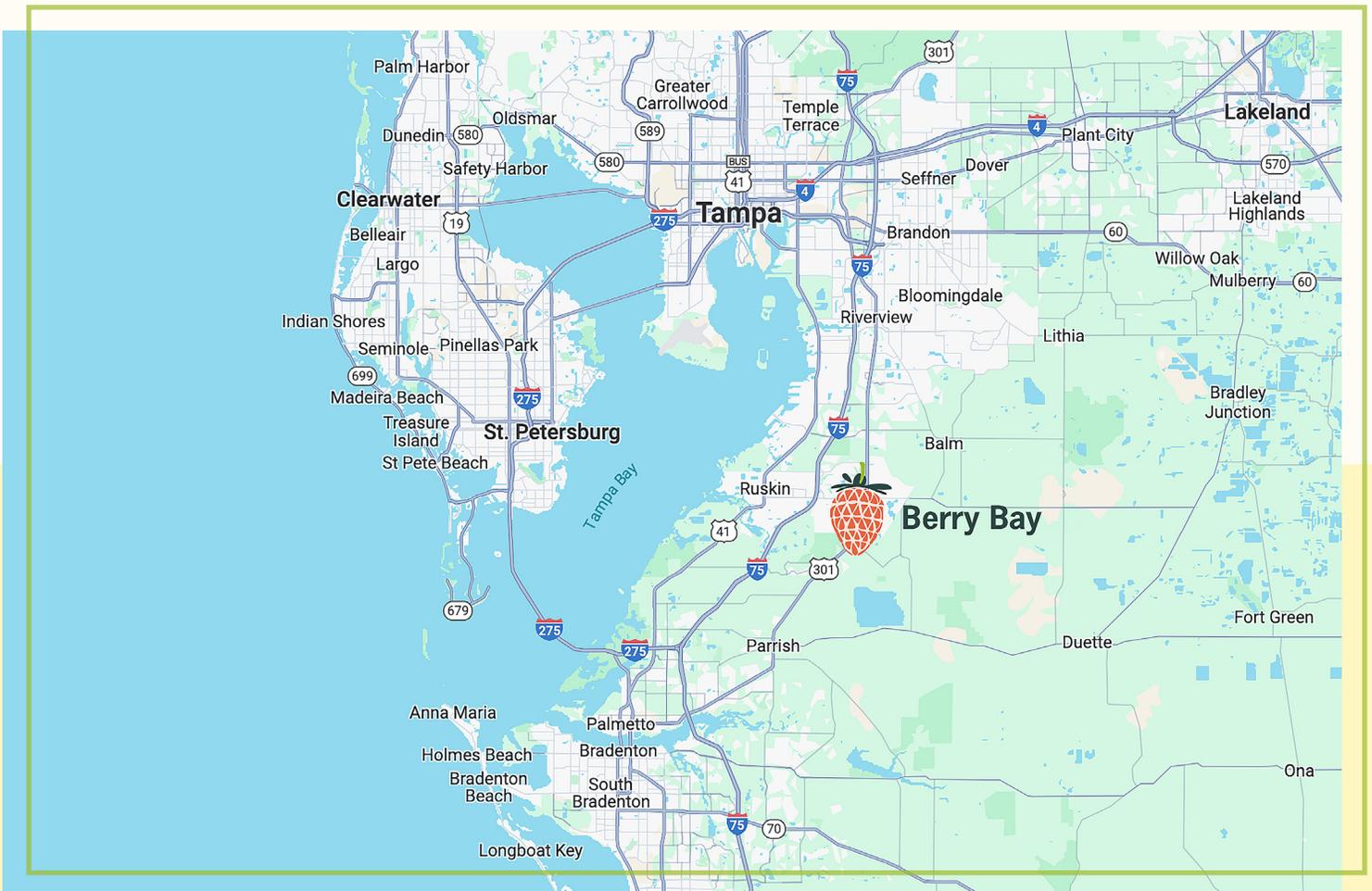
## LOCATION

# Conveniently *Connected*

Berry Bay offers the *best* of both worlds — a *serene retreat* with easy access to city life. With close proximity to major highways like I-75, U.S. 301 and U.S. 41, you're just a *short drive* from destinations like Tampa, St. Petersburg, and Sarasota.



**4982 Eagle Rock Dr., Wimauma, FL 33598**



Your  
*fresh start*  
begins here.



 [BerryBayFL.com](http://BerryBayFL.com)

 [info@berrybayfl.com](mailto:info@berrybayfl.com)

 [@berrybayfl](https://www.instagram.com/berrybayfl)

Embrace the *simple joys* and  
*vibrant spirit* of Berry Bay.



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