



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*.

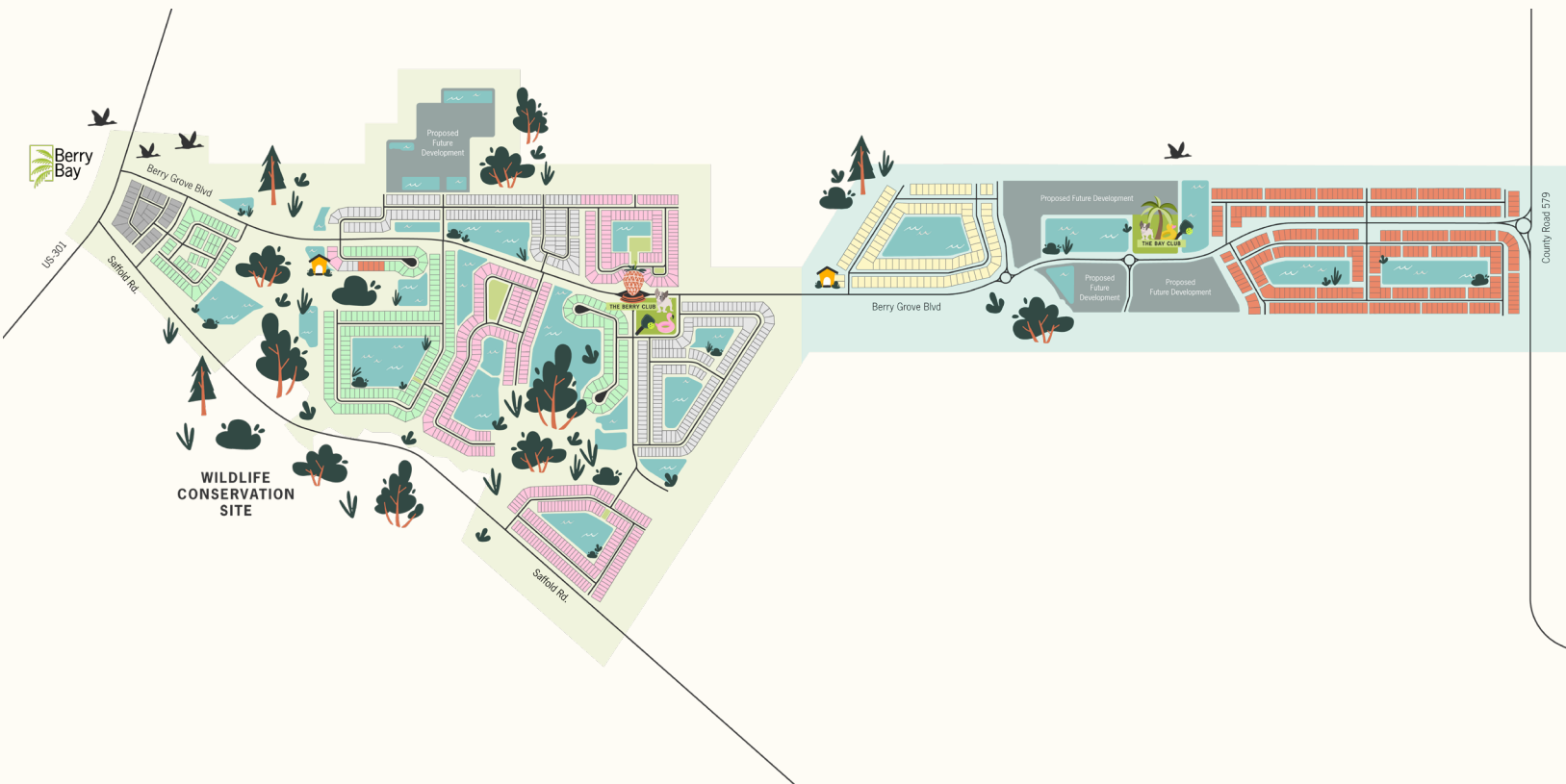
## COMMUNITY MAP

# 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    |  THE BAY CLUB |  GREEN SPACE |  ASHTON WOODS HOMES |  BUILDER COMING SOON |
|  THE BERRY CLUB |  D.R. HORTON  |  M/I HOMES   |  PERRY HOMES        |  SOLD OUT            |



## AMENITY I

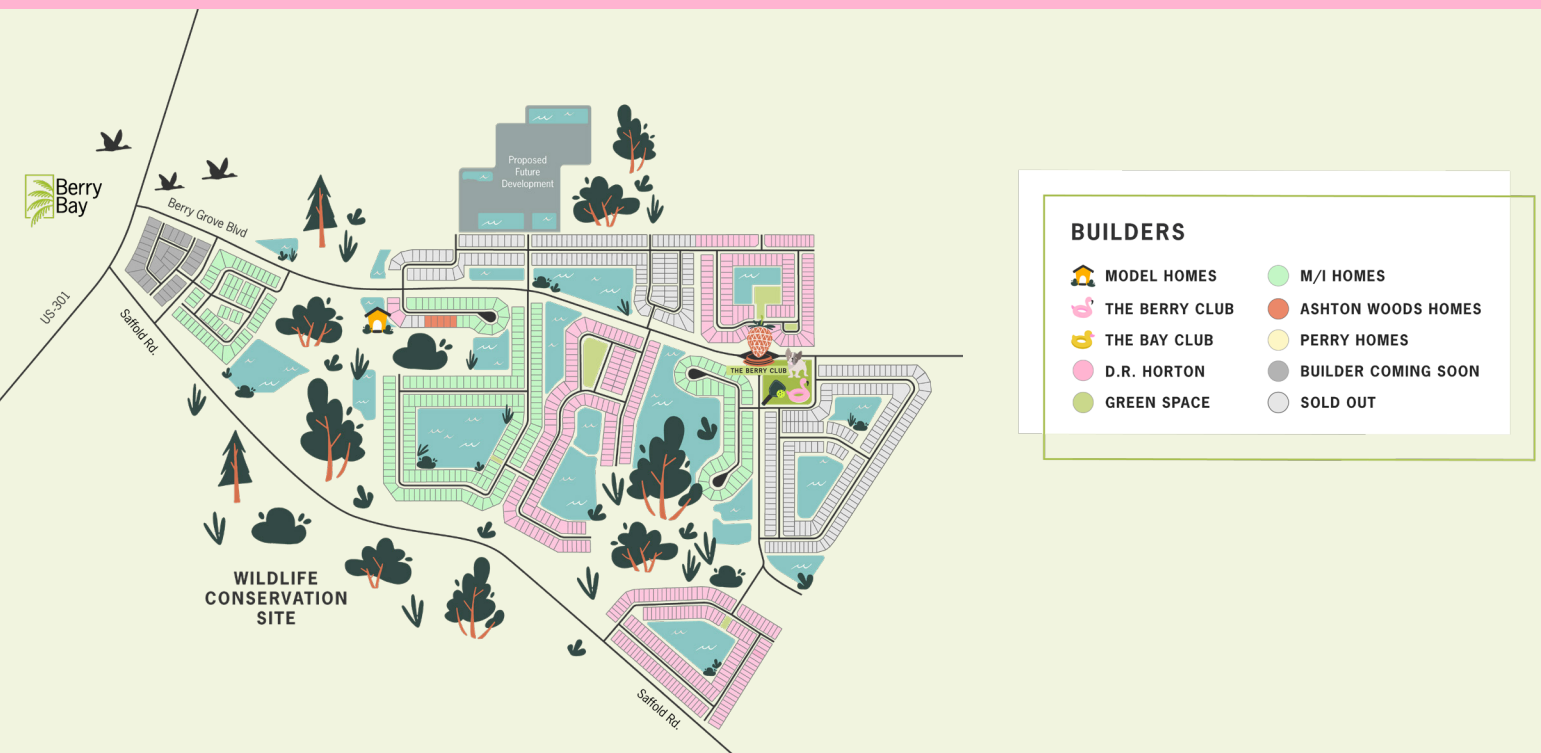
# The Berry Club

At The Berry Club, there's always something to enjoy. From sunny pool days to friendly games and neighborhood gatherings, this is your go-to spot for *connection, activity, and a little everyday fun.*



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

Residents within this section of the community will *enjoy* access to The Berry Club.



## AMENITY II

# The Bay Club

At The Bay Club, it's all about easy, breezy living. From sun-soaked afternoons by the pool to casual time spent outdoors, these amenities are designed for *relaxing, recharging, and enjoying* the everyday.



- Resort-Style Pool
- Spacious Clubhouse
- Playground
- Pickleball Court

Residents within this section of the community will *enjoy* access to The Bay Club.



### BUILDERS

- |                |                     |
|----------------|---------------------|
| MODEL HOMES    | M/I HOMES           |
| THE BERRY CLUB | ASHTON WOODS HOMES  |
| THE BAY CLUB   | PERRY HOMES         |
| D.R. HORTON    | BUILDER COMING SOON |
| GREEN SPACE    | SOLD OUT            |

## 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 Plans: 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'

**AW**  
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)



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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