



Persimmon   
PARK

*at Wiregrass Ranch*



# MORE THAN YOU IMAGINED

When Wiregrass Ranch was established in 1942, its greatest asset wasn't land or cattle. It was a vision brought to life by the James H. Porter family. They imagined a place where you could raise a family, enjoy retirement, shop and dine, work and play, all moments from your doorstep. Welcome to the Tampa area's premier, master-planned community – Wiregrass Ranch.

ICI Homes and David Weekley Homes are bringing beautiful designs to the newest section of Wiregrass Ranch – Persimmon Park. This intimate enclave offers single-family homes on 40-foot homesites with front-load garages and 45-foot homesites with rear-load garages.

Persimmon Park at Wiregrass Ranch encourages you to live the lifestyle you've always wanted. Sip a cup of coffee on your inviting front porch, take in the views of picturesque Florida nature or relish in the resort-style amenities just outside your door, all while living in a home tailor-made for you and your family.

In Persimmon Park at Wiregrass Ranch, you'll be in the heart of Wesley Chapel, bringing you closer to the best the city has to offer, including The Shops at Wiregrass, which features an eclectic mix of over 100 shops, restaurants, open-air retail and more, just a short drive away. In Wiregrass Ranch, your family will receive excellent education from highly sought-after schools located onsite. From pre-kindergarten to college, it's all within walking distance, right here in Wiregrass Ranch.

Make an investment in your future and yourself by owning an exceptional home in this desirable location and start making memories in your new dream home.







# MORE THAN JUST A LIFESTYLE

Persimmon Park at Wiregrass Ranch offers beautiful single-family homes on 40- or 45-foot homesites. This stunning section will feature 97 homes with easy access to all the community offers:

- A pool and cabana for dipping and relaxing
- Open activity field to gather and play
- Grilling areas to connect and entertain
- Small and large dog park with benches, trees and waste stations
- Interconnected trail system providing access to adjacent county park

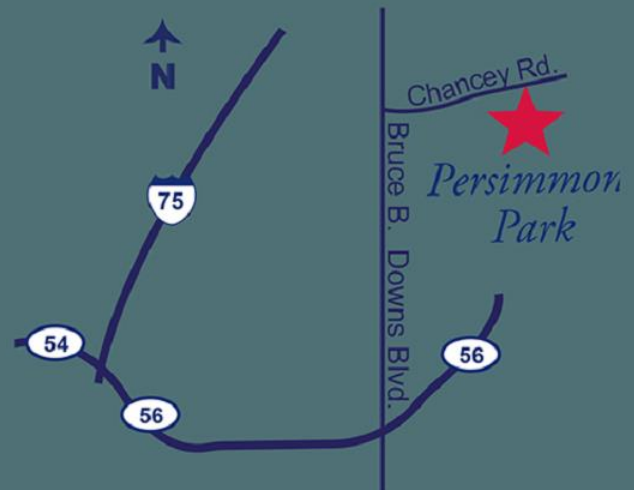




# LIVE, WORK AND PLAY

Located in the heart of Wesley Chapel, you'll have convenient access to all the city has to offer. From shopping, dining and entertainment to hospitality and a growing business district, Wesley Chapel has it all:

- Easy access to I-75 for commuting to St. Petersburg and Tampa
- Highly-rated Pasco County schools: Wiregrass Elementary School (PK-5), Dr. John Long Middle School (6-8), Wiregrass Ranch High School (9-12)
- Convenient to the Shops at Wiregrass, with dozens of restaurants and 85,000 square feet of leased space
- Close to the Tampa Premium Outlets, a shopping center with more than 100 shops and dining options
- Near a variety of health and wellness providers, including Advent Health, Florida Medical Clinic and Farina Medical Plaza



ICIHomes.com  
**813.359.9818**

**David Weekley  
Homes**

DavidWeekleyHomes.com  
**813.774.4155**



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