



Michael Grant



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Waterbrooke (Community)

by Mattamy Homes, Clermont, FL 34711

\$555,990 - \$640,219

- 2 Under Construction
- 2 Plans to be Built

3 - 4 Beds | 2 - 3 Full Baths , 2 - 3 Half Baths | 2,278 - 2,529 Sq.Ft. | 2 - 3 Garages

Consumer Promo Hometown Heroes A Special Thank You to Our Hometown Heroes Through - 01/01

Consumer Promo June/July Campaign Begin your new chapter in a Mattamy home that's move-in ready Through - 01/01

Community Details of Waterbrooke

Waterbrooke is quietly tucked away in the lakefront city of Clermont. Here you can enjoy the best of both worlds peaceful and laid-back surroundings with accessibility to all major roads like The Florida Turnpike and Highways 27, 50 and 429. Enjoy living perfectly nestled between the rolling hills of Clermont and the surrounding active city of Winter Garden. Locals enjoy all sorts of fun including waterfront park strolls, West Orange Trail cycling, versatile dining options, award-winning farmers markets, local wine tastings, premier shopping at Winter Garden Village and entertainment in downtown Clermont. Waterbrooke residents also enjoy the good life closer to home, with exclusive community amenities including a swimming pool and cabana, yoga lawn, fitness center, open green spaces, a splash pad, paw park and a tot lot all included in the low HOA with no CDD. Townhomes starting in the \$300s and single-family homes starting in the \$400s feature 2-car garages and gorgeous exterior styles including Coastal, Craftsman, West Indies and Florida Traditional. All home layouts were designed with you and your family in mind and offer plenty of both indoor and outdoor space, with 36 bedroom floorplans ranging from 1,476 to 3,282 square feet. For additional options nearby, explore our townhomes and single-family homes in Apopka for even more thoughtfully designed living choices in the region.

Amenities

Health & Fitness

- Pool
- Trails
- Tot Lot Playground
- Walking Trails
- Yoga Lawns
- Fitness Center

Community Services

- Retail
- Playground
- Park

Social Activities

- Club House

Area Schools

Lake County School District

- Lost Lake Elementary School
- Windy Hill Middle School
- East Ridge High School

Actual schools may vary. Contact the builder for more information.

Utilities

Electric

- Duke Electric
(800) 777-9898

Telephone

- Spectrum

Fees and Rates

- HOA Fee: Leland Management \$2,448 per year

All New Homes

Plan / Address	City	Zip Code	Status	Price	Sq.Ft.	Bd	Ba
2770 Sweet Acacia Drive (Glacier Bay)	Clermont, FL	34711	Under Construction	\$640,219	2,278	4	3
2774 Sweet Acacia Drive (Glacier Bay)	Clermont, FL	34711	Under Construction	\$627,379	2,278	4	3
Glacier Bay	Clermont, FL	34711	Plan	\$569,990	2,278	3	2
Dahlia	Clermont, FL	34711	Plan	\$555,990	2,529	4	2

Important: If you would like to visit this property, please let me know ahead of time.

