

Brooksville Florida

RETREAT

Southern Hills Lifestyle Magazine

COUNTRY CLUB LIFESTYLE

Home ownership opens door
to club membership

SMALL TOWN CHARM

Just minutes away
from the big city life



Explore all our current
floorplans at SoHilly.com

Southern Hills

LOOKING FOR THE GOOD LIFE?

Head for the Hills

Southern Hills is where the good life comes easy. Set among rolling hills and surrounded by nature, you'll discover a scenic, amenity-rich community with one of the nation's top-rated golf courses. Enjoy endless opportunities for social and recreational activities, and impressive homes from top builders.

The View From Here

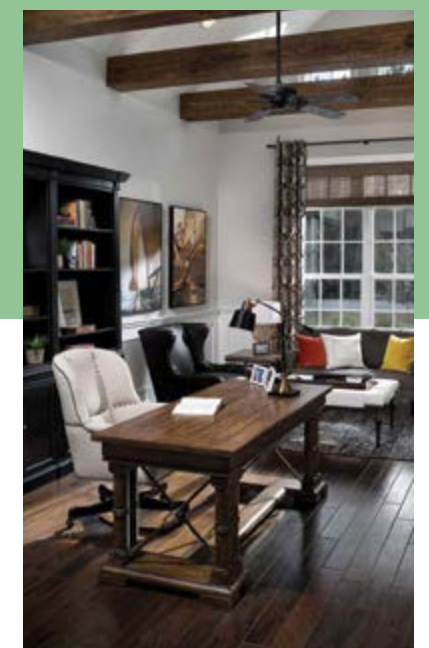
Inside the gates of Southern Hills, discover elevated living. Escape the everyday and experience a community like no other.

Interconnected sidewalks for walking and biking make it easy to take in the natural beauty of this neighborhood. One of the nation's top-rated golf courses and resort-style amenities offer endless opportunities for fun and recreation. Impressive homes, built by renowned builders, fill the neighborhood and add to our luxurious lifestyle.

Explore everything Southern Hills has to offer within the pages of this lifestyle guide or, for more information, visit [SoHilly.com](https://www.sohilly.com).

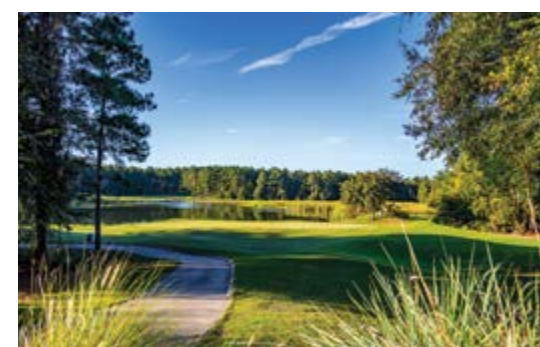
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Game-Changing golf

Rated one of the top 100 residential courses in the United States, the Southern Hills golf course is a step above – and a world apart. Using the property's natural elevations and rolling landscape, our par-72 course offers a masterful layout, designed to challenge and delight golfers of all skill levels. Here, you'll discover tee times aren't just for vacations and weekends any longer.



As a golf course designer and architect, Pete Dye was inducted into the World Golf Hall of Fame and was a recipient of the PGA Tour Lifetime Achievement Award. His design mastery is showcased in every fairway and green at Southern Hills, making this course a bucket list item for golf enthusiasts.

A CELEBRATED

Pete Dye

Design



Everything You Need To Play Your Best

Complementing the impressive design of the golf course, Southern Hills offers additional facilities, amenities and services to help perfect your game. Practice facilities include a driving range, chipping and putting greens, and a six-hole, par-three course.

Practice Makes Perfect

While challenging enough for all golfers, the “short course” is also a great learning ground for juniors and beginners with holes measuring from 60 to 130 yards. Another great amenity is our Golf Shop, providing you with everything you need to look and play your best.

Expert Instruction

Opportunities for improvement start with the practice facilities of Southern Hills, but members benefit from even more advantages at this private country club community. Our golf instruction programs at *The Learning Center* are offered year-round and for all levels of ability. Our instructors help players improve their games with easy-to-understand coaching in an enjoyable, relaxed environment.



Visit Southern Hills today to experience the Tampa Bay area's best country club lifestyle.

From I-75, take FL-50W/Cortez Blvd. west to US 41, then south to Southern Hills Blvd. Our welcome center is now open daily for tours at 19850 Southern Hills Blvd.

For more information, visit SoHilly.com or call 352-799-9898.

More Of Everything You Love About

Country Club Living

Moving to Southern Hills doesn't just mean you're purchasing a new home. You're investing in your future. Membership is a part of what it means to be a resident, so your sense of community begins the day you move in. Discover some of the amenities and activities waiting for you at Southern Hills.



Tennis

The Tennis Center features four lighted Har-Tru courts, ready for action day or night. Play a friendly match with neighbors, test your skills at one of the regular tournaments, or improve your game with private lessons from our tennis pro.

Championship Golf Course

Our Pete Dye-designed golf course is rated one of the very best in Florida and is the perfect way to enjoy the natural beauty of Southern Hills. In addition to the golf course, there's an array of events, professional instruction and practice facilities to ensure you have a memorable time whenever you're out on the course.

Aquatic & Athletic Center

Whether you're interested in sunbathing by the resort style pool or relaxing in the shade with a refreshing cocktail, our aquatic center is the place to be. There is also a lap area, heated spa, and convenient restrooms. Our Athletic Center is close by and offers a full gym as well as water aerobics and strength training classes.

Biking, Walking, Jogging

Southern Hills features interconnecting sidewalks throughout the community making it perfect for leisurely strolls, brisk jogs, or bike rides any time of the day. While you're enjoying your surroundings, you may encounter the deer and songbirds that are plentiful in this part of Florida.

300 Rings Park

Named for the centuries-old Live Oak at its heart, 300 Rings Park is one of our many common areas. Here, residents can enjoy a quiet picnic, throw a frisbee with friends, or simply walk the paths and enjoy the natural beauty of Southern Hills.





All New Amenities

For Even More Good Times!

Experience the Tampa Bay area's best country club lifestyle.

From I-75, take FL-50W/Cortez Blvd. west to US 41, then south to Southern Hills Blvd.

SoHilly.com | 352.799.9898

Pickleball

Fans of America's fastest growing new sport can take advantage of Southern Hills' new pickleball courts. There's also a courtside pavilion that provides a shady spot for players and spectators to relax in comfort while watching the competition.



Poolside Tiki Bar & Café

The all-new Tiki Bar and Café energizes Southern Hills' pool with the carefree vibe of a tropical resort. Enjoy frosty beverages, craft beer and cocktails, plus an appetizing selection of food and snacks with family and friends.

Endless Good Times In Your

Resort Style Clubhouse

The clubhouse adds to the sense of community you'll find at Southern Hills. Families and neighbors enjoy drinks on the terrace overlooking the course, and dining in our casually-elegant dining room for breakfast, lunch and dinner year round.



Our country club truly offers something for everyone. Recreation and amenities are well-suited for children and their parents at this family-friendly club. There are plenty of grownup offerings including a Wine Club for oenophiles and a comfortable lounge with a wide range of libations including a curated bourbon and whiskey menu.

There is also a full calendar of imaginative social events, sports tournaments, and fun-filled activities. And if you need a distinctive venue for weddings or other important celebrations, the clubhouse is the ultimate host for making memories.



Imaginative Events

ALL YEAR LONG



- S'MORES & MORE
- WINE EXPERIENCE
- LEPRECHAUN HUNT
- SUMMER MOVIE NIGHTS
- STARS & STRIPES PARADE
- HALLOWEEN GOLF CART PARADE & TRUNK OR TREAT
- CREATE & CELEBRATE
- BRUNCH WITH SANTA
- HOLIDAY PAR-TEE
- MIXOLOGY SOIREE
- MAKE A SPLASH



Meet the Builders



Lyons Heritage Tampa, an independently owned and operated franchise of AR Homes™, has been building luxury homes in many of the Tampa Bay area's most prestigious, upscale communities for decades. They extend to every customer the same core values that have made the AR Homes™ name legendary – award-winning, innovative design, quality craftsmanship and impeccable customer service.



Lyons Heritage Tampa believes their customers get the best of both worlds: they benefit from the history and experience of AR Homes™, while enjoying personal service and individual attention from a small, local, custom new home builder. For a true customer-focused and collaborative new home experience, let Lyons Heritage Tampa take care of your vision. Because when you've designed it yourself, home sweet home becomes Home Dream Home.



An AR Home begins
with a strong foundation.

We adamantly adhere to our
four basic cornerstones.

Customization & Personalization

We want every AR Home to reflect your vision, so we let you modify our designs without restriction.

Full Disclosure Pricing

Fully transparent pricing and up-to-date estimates keep you in control.

Proven Process

We believe the process of building your new home should be part of the enjoyment. So, benefit from our experience; there is no substitute.

Leading Design & Innovation

Our carefully refined designs serve as the springboard for customers to collaborate with our in-house design team to create exactly what you are looking for.

AR HOMES
BY ARTHUR RUTENBERG



GRANVILLE



CAPTIVA



AVILA



CUSTOM

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DMagrini@arhomes.com
352.650.9110

arhomes.com/Lyons-Heritage

Southern Hills

From 2,500 to 5,000+ Square Feet | Priced from \$800s to \$2M+



Meet the Builders

LENNAR® WCI Collection

Every Lennar home features *Everything's Included*® – meaning you'll receive the most desired new home features at no extra cost such as brand-new appliance packages.

Lennar believes your address can inspire you to be your best. A kitchen is where artists are born. A dining room is where family stories are passed forward. A front door is for welcoming neighbors. A backyard is a sanctuary for renewal.

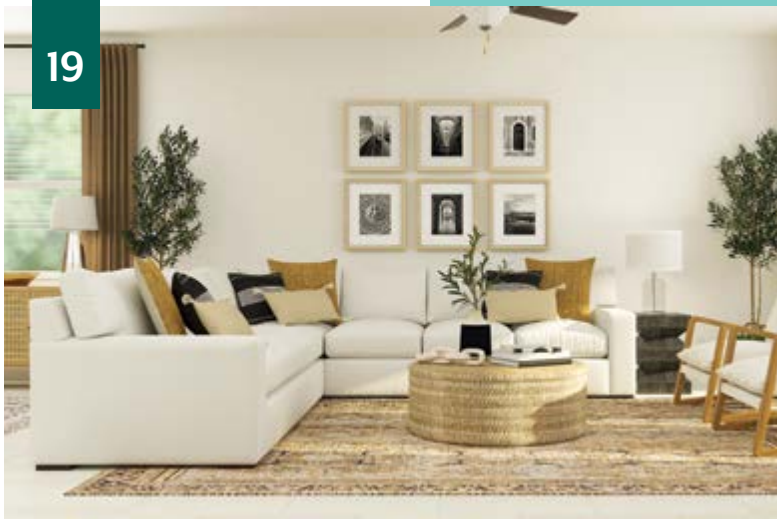


Since 1954, Lennar has built over one million new homes for families across America. As one of the nation's leading homebuilders, Lennar builds in some of the nation's most popular cities and offers communities that cater to all lifestyles and family dynamics, including first-time or move-up homebuyers, multigenerational families, or Active Adult. Lennar offers a seamless home purchase process, and the Lennar family of companies can assist with the necessary steps to homeownership.



GREENPOINTE
DEVELOPERS, LLC.

Site plans, maps, photos, conceptual renderings and depictions are for illustration purposes only, are conceptual in nature and should not be relied upon. GreenPointe Developers, LLC reserves the right to make changes to the foregoing at any time without notice. Lot and home pricing, home designs, floorplans and offers are subject to change. See Home Builders' Sales Consultants for details.



Lenner offers quality homes, built for you.

A Simpler Way to Buy

Our experienced team is here to help with entire process—from financing, to selling your current home, we're here to help you navigate the entire process through closing.

Premier Appliances

Lennar's Everything's Included® feature package offers premier appliances including a gas range with cooktop, refrigerator, microwave, washing machine and gas dryer.

Modern Interiors & Exteriors

Enjoy stylish features such as polished countertops, elegant flooring, expansive cabinets and upscale finishes throughout.

LENNAR®
WCI Collection



To learn more, please visit:
[Lennar.com](https://lennar.com)

To talk with a local consultant
over the phone, call:
877.205.1360

or visit
sohilly.com/lennar

Southern Hills



Artist Rendering*

Meet the Builders

PERRY HOMES

Since 1967 Perry Homes has built luxury homes across Texas - building in premier communities with desirable locations, amenities, and schools in Austin, Dallas-Fort Worth, Houston and San Antonio.

Perry Homes is a top-ranked, woman-owned business committed to the highest quality, superior design, and customer service. Currently building in 100+ communities and having served 65,000+ families, we are one of Texas's largest and most trusted home builders.



Artist Rendering*



Artist Rendering*



Artist Rendering*

Perry Homes is the largest woman-owned homebuilder and has established a Tradition of Excellence in homebuilding over the past 57 years. Led by Kathy Perry Britton and founded by her father, Bob Perry, Perry Homes is committed to building quality, superior homes while providing first-class customer service before, during and after the construction of every home we build.

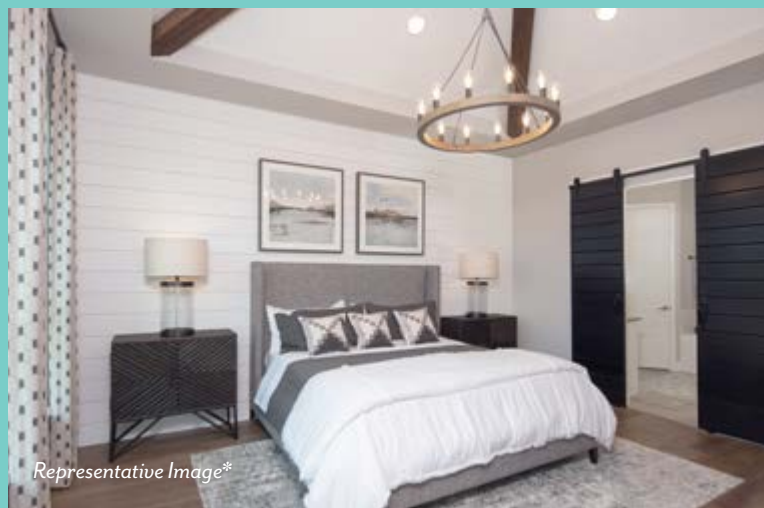


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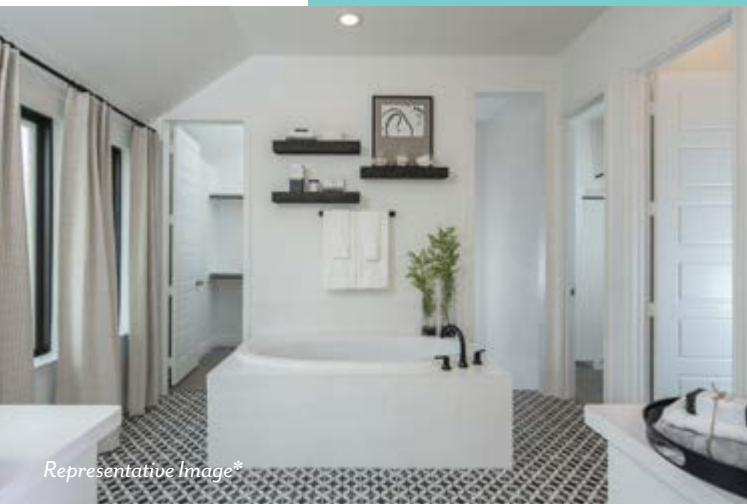
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Representative Image*



Representative Image*



Representative Image*



Representative Image*

PERRY HOMES

A Tradition of Excellence

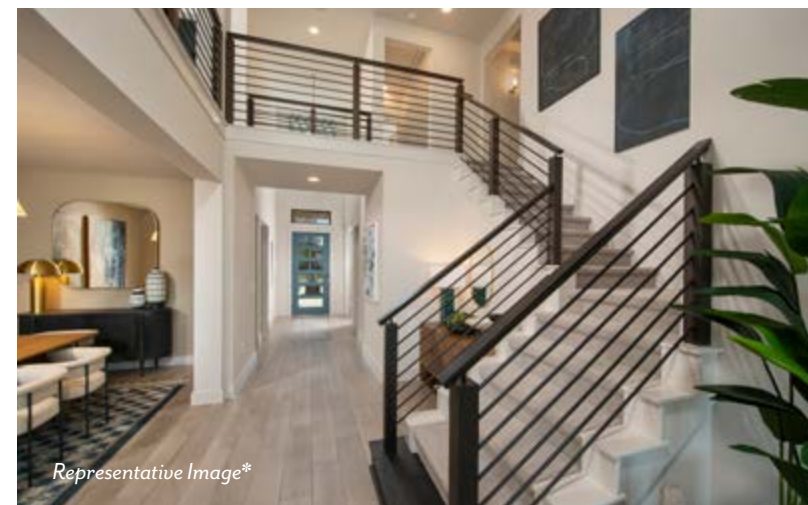
Your home is more than just a house. It is a place where you create lifelong memories, build family traditions, experience life events, welcome home your children from college and meet your first grandchild. Perry Homes' commitment to quality superior design and customer service ensures that you can enjoy every moment – big or small – in a home that you love.

A Design That Welcomes You Home

With more than 475 new home designs in its portfolio, buyers will find a robust selection of quality standard features and design options in every Perry home that radiate elegance and sophistication, including soaring ceilings, gorgeous walls of windows, open concepts, and flexible spaces to fit any lifestyle.



Representative Image*



Representative Image*



Representative Image*



Representative Image*

To learn more, please visit:
PerryHomes.com

To talk with a sales professional
please call:

800.247.3779
or visit

sohilly.com/perryhomes

Southern Hills

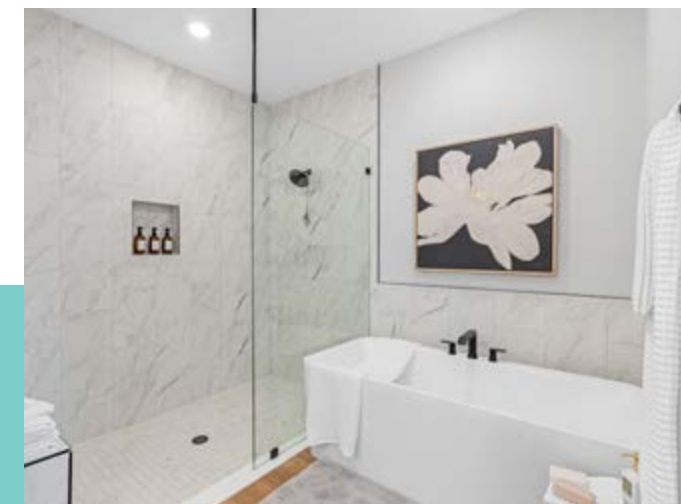
3, 4, & 5 Bedroom Plans | Coming Soon



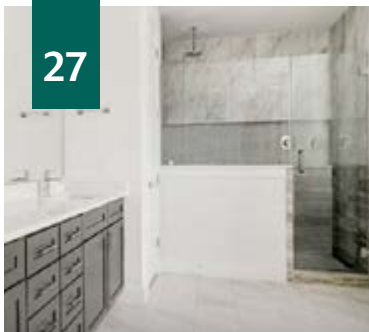
Meet the Builders



While we may be new to your area, we have been building new homes for over 15 years. As part of the LGI Homes family of brands, we have always had a focus on building quality homes while providing a simplified buying experience for our customers. We are proud to bring the premium designs you seek to incredible neighborhoods with unique lifestyles across the country.



We're not like other builders, and we are proud of that. When you visit our office, everything you see is what you get in your home – no more wondering what is an upgrade! A team of experts has thoughtfully designed each of our floor plans and selected every item that goes into the home, allowing you to focus your time on your family and preparing for your move.



Terrata Homes offers custom-built homes, without the wait.

Design

A team of experts has carefully selected every finish in your home to create a cohesive design that will take your breath away.

Functionality

We've built every home with your family in mind. Open concept floor plans, spacious bedrooms and flex spaces are just a few of our homes' features.

Quality

From the day the foundation is poured to the day we hand over the keys, we ensure multiple third-party inspections, double-checking every detail.



4 Bedroom Plans | Priced from the mid \$700s - \$800s

BRIDGEWATER

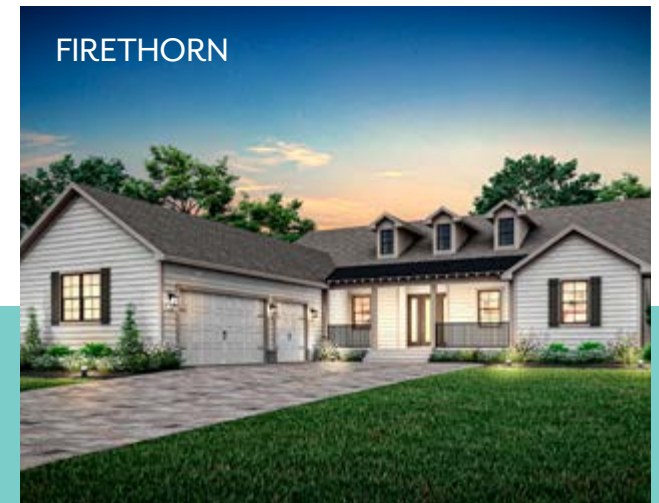


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SAWGRASS



FIRETHORN



HARBOUR



To learn more, please visit:
TerrataHomes.com

To talk with a local consultant
over the phone, call:
855.605.1657

or visit
sohilly.com/terrata

Southern Hills



Meet the Builders

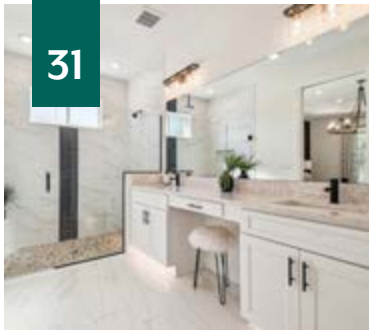


Home is where families gather for meaningful moments that turn into lasting memories. Vitale Homes offers semi-custom homes, beautifully crafted and designed to fit your lifestyle, so you can live life on your terms.

Welcome to Vitale Homes. Building memories that last a lifetime.



Whether this is your first home or twentieth home, you'll experience the Vitale Difference of personalized customizations, exceptional luxury included appointments and finishes, upgrades, and energy features often above industry standards and always above expectations. You will see and feel the difference when you build with Vitale Homes. It's in the Vitale Difference, "*un nuovo modo di vivere*," a new way of living.



Personalization, efficiency,
and protection in every home.

Design Studio

From cabinet colors, flooring selections, countertop materials, to paint colors, as well as exterior options, you can express your personality to your heart's content.

Energy Efficiency

Our homes have an average HERS index rating of 63, our new homes are over 30% more energy efficient than a standard new home.

Warranty Protection

As a 2-10 Home Buyers Warranty® (2-10 HBW) builder member, Vitale Homes provides every home we build with a full 10-year structural home warranty protection from the nation's leading home warranty company.

VITALE HOMES

3 & 4 Bedroom Plans | Priced from the mid \$700s - \$800s

OAKMONT



SAWGRASS



AUGUSTA



CYPRESS



To learn more, please visit:
VitaleHomes.com

To talk with a local consultant
over the phone, call:
727.222.3742

or visit
sohilly.com/vitale

Southern Hills



Nestled among the meandering streets and the gentle hills of our community, homes in Southern Hills feature welcoming front porches, native landscaping, classic architecture and plenty of southern charm.



Small-town allure meets the most up-to-date amenities at Southern Hills, where all homes have easy walking access to our country club, pool, aquatic center, and sports courts.

The Big Picture

Beyond the gated entry of Southern Hills, you'll discover more of everything you love in a country club community. And because home owners are members in our exciting, family-friendly country club, you'll enjoy an endless array of sunlit recreation, lively social activities and a naturally beautiful setting unlike any other in the Tampa Bay area.



GREENPOINTE
DEVELOPERS, LLC.

A Proven Track Record for Exceeding Expectations

The unmatched country club lifestyle of Southern Hills is a showcase of the bold vision and careful stewardship of GreenPointe Developers, an award-winning company dedicated to creating enduring lifestyles where people want to live, work and enjoy recreation. The company has more than 140 years of collective experience in developing some of the most sought-after master-planned and luxury condominium communities in the Southeast United States.

BLOCKS/NEIGHBORHOODS			
100'	1 – Sterling Bluff	80'	10 – Hickory Hills
80'	2 – Summit View	80'	11 – Majestic Hills
52'	3 – Lily Pond	100'	12 – Majestic Hills Grand Estates
110'-130'	4 – Golf Vista	100'-130'	13 – Pinnacle Place
80'	5 – Grand Oaks	52'	14 – Forest Garden
110'-130'	6 – Grand Summit	52'	15 – Bristol Wood
65'	7 – Southern Valley	80'	16 – Oak Bluff Estates
95'	8 – Autumn Oaks	100'	17 – Creek Ridge Grand
65'	9 – Southern Valley	80'	18 – Oak Bluff Estates
		Acre	19 – Hidden Hills



Southern Hills offers homes from the region's top builders, with floor plans designed for today's active lifestyle. From the \$400s to over \$2 million, the choices are endless.



in the center of it all

Just outside the gates of Southern Hills, residents can take advantage of nearby activities, attractions, restaurants and conveniences.

Live Like a Local

Southern Hills is nestled in Brooksville, a quintessential small town with endless places to explore. The historic downtown offers unique boutiques, antique stores, eateries, and charming B & B's. You can also find events and holiday festivities held here throughout the year. Quality schools and healthcare are also nearby.



Florida's Adventure Coast

Southern Hills is in the heart of Hernando County, dubbed "Florida's Adventure Coast" for its accessible walking trails, canoeing, and beaches. Withlacoochee State Forest, Weeki Wachee Springs State Park and Richloam Wildlife Management Area are all nearby and ready for residents to explore.

at your fingertips

Southern Hills puts you at the heart of what makes the Tampa Bay area one of the nation's hottest lifestyle destinations: big city entertainment, world-renowned beaches, professional sports, and family fun attractions like Busch Gardens. The international airport also makes traveling easy and convenient, and Orlando's famed family attractions – Walt Disney World, SeaWorld and Universal Studios – are just a short drive away.



Visit Southern Hills today to experience the Tampa Bay area's best country club lifestyle.

From I-75, take FL-50W/Cortez Blvd. west to US 41, then south to Southern Hills Blvd.
Our welcome center is now open daily for tours at 19850 Southern Hills Blvd.

For more information, visit SoHilly.com or call 352-799-9898.

FREQUENTLY ASKED QUESTIONS

Here are answers to some of the most frequently asked questions about Southern Hills.

Is Southern Hills a gated community?

Yes, Southern Hills is a gated community with a 24-hour staffed gate.

What cities are nearby?

Southern Hills is located 4 miles from the brick-paved streets and quaint Victorian homes of downtown Brooksville, FL. A few major cities nearby are:

- Tampa – 49 miles
- Clearwater – 60 miles
- St. Petersburg – 65 miles
- Orlando – 80 miles

What is a master-planned community?

A master-planned community is a large-scale residential neighborhood with a significant number of recreational and commercial amenities, such as golf courses, tennis courts, lakes, parks, playgrounds, and swimming pools.

Is there an on-site Lifestyle Director at Southern Hills?

Yes, Southern Hills has a full-time Lifestyle Director that actively organizes social events, parties, club meetings and community gatherings throughout the year. You can be sure that there are plenty of activities for families of all ages to enjoy. For more details on upcoming events, please contact Ashley Hill at ahill@Hampton.golf.

Do I need an appointment to tour the community and meet with the builders?

While an appointment is not required, we recommend scheduling a personal appointment with the builders for a few reasons:

- First, we want to make sure the gate attendant has your name on the arrival list.
- Next, there's a lot to see in this beautiful community so we want to take the time to show you around.
- But the most important reason we encourage appointments is to ensure each visitor receives the personalized and dedicated attention they deserve when discussing their next home purchase.

Can I meet with the home builders?

Yes! We encourage visitors to schedule appointments and personal tours with our builder representatives. Please visit our website, SoHilly.com and complete the contact form to get in touch with our builders directly. Thank you.

How many acres comprise the Southern Hills community?

Southern Hills is comprised of 1,685 acres of rolling hills and elevations of over 250 ft... you can easily forget you are in Florida.

How do I schedule a tee-time to play the course?

To schedule a tee-time at Southern Hills Plantation Club, call 352.277.5000 or visit https://www.hamptongolfportal.com/southern_hills

Where's the nearest hospital?

Located just 15 minutes from Southern Hills is HCA Florida Oak Hill Hospital. With 350 licensed beds, 131 physicians and 1,696 employees, HCA Florida Oak Hill is the largest hospital in the county.

Are the famous theme parks of Florida within driving distance from Southern Hills?

Yes! Residents of Southern Hills enjoy visiting EPCOT, Universal, SeaWorld, Disney and more in Orlando on any given weekend! It's only 80 miles away! And of course, in just 30 minutes the excitement of Busch Gardens, Adventure Island, Zoo Tampa and more await.

What sports teams are near me?

There are three pro teams that belong to the area– the Tampa Bay Buccaneers, the Lightning, and the Rays. They have collectively won 5 championships between them. We think you'll find the Tampa Bay area an enthusiastic sports community.

Where's the nearest airport?

The nearest airport to Brooksville is Tampa (TPA) Airport which is about 41 miles away. Other nearby airports include Brooksville-Tampa Bay Regional Airport (BKV), St. Petersburg (PIE), Orlando (MCO), Orlando Sanford (SFB), and Sarasota/Bradenton (SRQ).



TEST-DRIVE OUR

Country Club Lifestyle

We are proud to offer an exclusive opportunity for you to experience first-hand what it's like to live as a resident of Southern Hills.

Relax in an impressive home overlooking rolling hills, refreshing recreation, fine dining at the impressive clubhouse, or play a round on one of Florida's top-ranked golf courses. From here, you can enjoy all the historic charm and natural beauty of Brooksville and Florida's Adventure Coast.

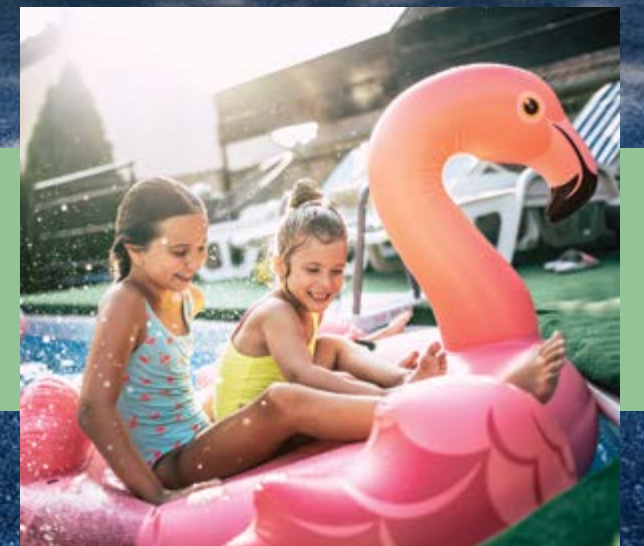
- *Luxury villa overlooking world-class practice facilities*
- *Full Access to all country club amenities*
- *Private tour of all the features that Southern Hills has to offer*
- *Golf 18 holes on Pete Dye course*
- *And more!*

STAY & PLAY GETAWAY

2-Bedroom/2-Bath Villa – \$199 Per Night
4-Bedroom/4-Bath Villa – \$350 Per Night

RESERVE YOUR STAY & PLAY
GETAWAY TODAY

CALL 352-277-5000





WANT TO ESCAPE THE CITY?

Head for the Hills

NEW HOMES
FROM \$400S TO \$2M+

DISCOVER COUNTRY CLUB LIVING

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SoHilly.com



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