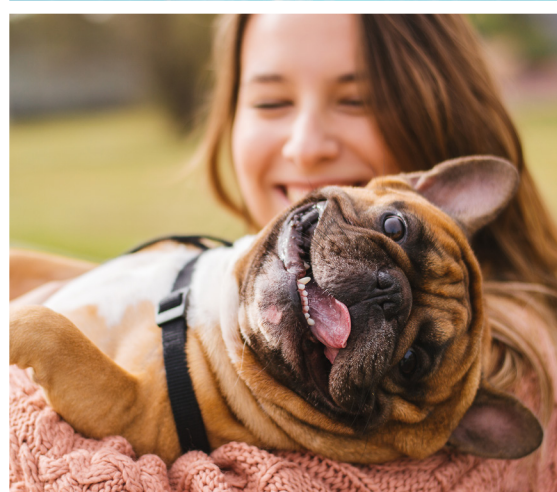




EPPERSON

Clearly
A BETTER PLACE
TO LIVE



Epperson

THE COMMUNITY WITH ELEMENTS LIKE NO OTHER

Welcome to Epperson, where all of the elements of better living merge into a wonderful new place to call home. Epperson is honored to showcase the FIRST Lagoon in the United States. The world's most transformative amenity offers 12.5 acres of tropical paradise, with more than 7 acres of crystal clear blue water, swim-up bar, cabanas, recreational rentals, palm trees and sandy beaches. Beyond the shoreline, ULTRAFi connects homes, businesses, schools and healthcare to the fastest internet speeds imaginable. When combined with a dog park, tot lot, golf cart paths and more, it is easy to see that Epperson has all the elements for a great life.

Lagoon Life

Enjoy the numerous activities or simply enjoy the view. Already hugely popular throughout the world, we are excited to introduce Metro Lagoons by Crystal Lagoons. Epperson is the first to feature this incredible, game-changing amenity in the United States. With the full amenity center at over 12.5 acres in size, homeowners now have the opportunity to live a coastal lifestyle steps away from their front door.



ENTRY



CABANA
COVE



THE REEF



THE HUB



SLIDE



GASPARILLA
ISLAND



SANDBAR



THE DOCK



TIKI



WATER OBSTACLE
COURSE

— All the Elements — FOR A GREAT LIFE



Award Winning
Community



Metro
Lagoon



Connected
City



Shaded
Tot Lot



Butterfly
Park



Top
Builders



K-8 Charter
School



Smart
Homes



ULTRAFi



Miles
of Trails



Golf Cart
Paths



Gated
Entry



Metro
iLights



Lush
Landscaping



Green
Space



Dog
Park



Hang On Tight THIS IS FAST



ULTRAFi by Metro Places is a first-of-its-kind Internet and TV bundled experience where every resident enjoys fast at-home Internet speeds.

Enjoy up to 400/400 Mbps symmetrical speeds at home. This means lightning-fast downloads and uploads that allow the whole family to play, watch, game, surf and stream with no interruptions.

ULTRAFi Includes

Internet

- ✓ 400/400 Mbps Internet Speeds*
- ✓ (1) WiFi Extender
- ✓ (1) WiFi Router

TV

- ✓ Spectrum Cable TV with 175+ Channels
- ✓ (1) HD Cable Boxes and (1) HD Cable Box with DVR
- ✓ (1) Complimentary Apple TV Box*
- ✓ SHOWTIME®
- ✓ Spectrum on Demand
- ✓ Included in your quarterly HOA assessments

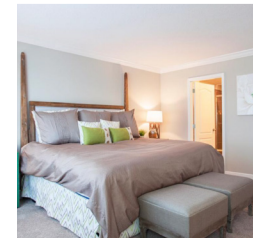
*Base package can be upgraded to include 1 gigabit at home for an additional monthly fee.

*(1) Apple TV per address one time only.

For more information contact ULTRAFi@MetroPlaces.com



Featured Builders



BISCAYNE HOMES

Distinctive Estate Homes for the buyer who wants it all. The finest finishes and layouts to fit your Florida lifestyle. Starting at 2,772 sq. ft. to over 5,200 sq. ft., you have room and features in which to luxuriate.

HOMES & TOWNHOMES
FROM THE HIGH
\$300s

D.R. HORTON

More than 35 years ago, Donald R. Horton had a vision of modern, livable and cost-friendly new homes built with unmatched efficiencies and uncompromising quality. Today that tradition lives on and is showcased beautifully in this Lagoon Community with several floor plans to choose from.

FROM THE LOW AND MID
\$200s

LENNAR

As one of the nation's leading homebuilders since 1954, Lennar's commitment to Quality, Value and Integrity forms the underlying foundation upon which the company was built. The entire home buying process is simplified, with a family of companies to help with mortgage, title and insurance needs. One Price. Everything's Included®.

HOMES & TOWNHOMES
FROM THE LOW
\$200s

MARONDA HOMES

Maronda Homes has been a family-owned and operated business for over four decades and in that time we have dedicated ourselves to building quality new homes at an affordable price, with unparalleled attention to customer service.

FROM THE HIGH
\$200s

M/I HOMES

For more than forty years, M/I has fulfilled the dreams of over 120,000 homeowners, and grown to become one of the nation's leading homebuilders.

FROM THE HIGH
\$200s

PULTE HOMES

With insightful design features and easy personalization options, everyday moments are more enjoyable in your new Pulte home.

FROM THE MID
\$200s



Master Community Plan

- MODEL CENTER
- GATED NEIGHBORHOOD
- MAIL KIOSK
- PLAY FIELD
- TOT LOT
- DOG PARK
- INPREP CHARTER SCHOOL
- TRAILS
- FUTURE DEVELOPMENT
- TEMPORARY ROAD CLOSURE
- LAGOON
- LAGOON PARKING
- FUTURE AMENITY
- FUTURE PLAY FIELD
- FUTURE TOT LOT
- FUTURE DOG PARK



Metro iLights

Life just got brighter! Metro iLights is available at select Metro Places communities and is the first-of-its-kind solar streetlight system in the nation. iLights delivers more than modern appeal and nighttime security. Not only does it save energy, it is not reliant on a power grid which reduces dependence on conventional utilities. The smart technology will automatically dim during inactivity and power to full strength when someone walks or drives by. iLights is only one of the many reasons why Epperson is a unique place to call home. Innovation lives here. So should you.

Site plans, proposed amenities, product renderings, representative photos and other depictions are the planned intention of the Epperson lifestyle and development; however, all are conceptual by nature and are subject to change by the developer based on but not limited to regulatory approvals, marketing changes or design considerations. 11/20.



Take I-75 to EXIT 279 (SR-54), Head EAST on SR-54 for 3 miles to Curley Road, LEFT.
Go 3 miles to Overpass Road, LEFT at light.



EPPERSON

Epperson.MetroPlaces.com



A Tampa-based company founded in 2003, Metro Development Group is committed to bringing some of the most innovative technologies and amenities to home builders and home buyers. With the introduction of Metro Places, Connected City, ULTRAFi and Metro Lagoons by Crystal Lagoons, Metro Development Group continues to be the gold standard in the development of master planned communities. For more information, please visit www.MetroDevelopmentGroup.com.

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EPP-MB-11.20