



# two rivers

A LASTING LEGACY



*WELCOME TO TWO RIVERS.  
A LAND AWASH IN HISTORY,  
WITH A TRULY  
AUTHENTIC LEGACY.*



A legacy that began ninety years ago, with the arrival of a hardworking family of cattle ranchers. A family of timber planters. A family dedicated to respecting and preserving this rare location where nature concentrated so much perfection.

It's a place where hand-hewn log fences still serve as modern-day reminders of its beginnings.



Today, it's a place for you to begin creating some history of your own. With family. With friends. At one with the land. In a home thoughtfully curated for contemporary comfort, with character that reflects Two Rivers' storied legacy.

Lakes, grasslands, walking trails and open vistas, all just waiting to be explored. It's unlike anywhere else around. It's all yours. And it's all right here.



# Live where you belong.

Located near Wesley Chapel, Two Rivers gives residents a best-of-both-worlds living experience. Its proximity to downtown Tampa allows homeowners to escape the city, while only living a short drive away.

Two Rivers is a master-planned community that features numerous villages and more than 6,000 planned residential homes, townhomes, apartments and villas. Those who make their home here will enjoy access to clubhouses, pools, parks, trails, sports courts and shared green spaces.



## CURRENT VILLAGES

# Northwater

Named after the abundant water views sprinkled throughout, Northwater is where neighbors will convene for evening nature strolls along miles of trails and where children will have plentiful space for adventures. Flush with amenities unique to the village, owning a home within Northwater also means clubhouse and pool access, happy hours by the fire pits, and weekend picnics.

In Northwater, you will find homes by D.R. Horton with floorplan options up to 2,605 square feet and 2 to 5 bedrooms.

[\*Explore Northwater\*](#)

## AMENITIES

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- Clubhouse
- Pool
- Concrete walking trails
- Indoor/outdoor seating
- Firepit with seating
- Hammocks
- Umbrellas
- Pergolas
- Cornhole
- Bike racks
- Playground
- Golf cart parking



## CURRENT VILLAGES

# Childers

At Childers, you'll come home to a community that's enveloped by woods, waters and wetlands. From walking trails and breezy pergolas to wistful oak hammocks sprinkled throughout the property, Childers features its own unique array of amenities to ensure the community is yours to enjoy.

Childers' exclusive builder is Lennar, with several floorplan options ranging from 3 to 6 bedrooms and up to 3,326 square feet.

[\*Explore Childers\*](#)

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## SITEMAP

# It's all yours, and it's all right here.

[View Full Map](#)

The most exciting part — there's much more to come. We're starting with our two amenity-rich villages with plans for more home offerings, K-12 schools, additional larger amenities and retail, as well as a future luxury section in Hillsborough County.

NOW SELLING



COMING 2024

COMING 2025



## WHAT'S TO COME?

If you're seeking something more, rest assured, there's more to come indeed.

Two Rivers will expand into Hillsborough County, revealing a new standard in resort-style living. This new luxury section, Flatwoods, will feature homes from \$700,000 to more than \$5 million in one of three villages surrounding an exclusive golf and country club.

The 72-par, 18-hole, championship course designed by Scottish architect David McLay-Kidd will accentuate subtle property nuances, giving golfers a sense of being somewhere entirely different, unlike the typical golf courses and landscapes common in the Tampa area.



## LOCATION MAP

# A unique community, close to everything you'll need.

### AIRPORTS

- A** Tampa International
- B** St. Pete - Clearwater International

### UNIVERSITIES

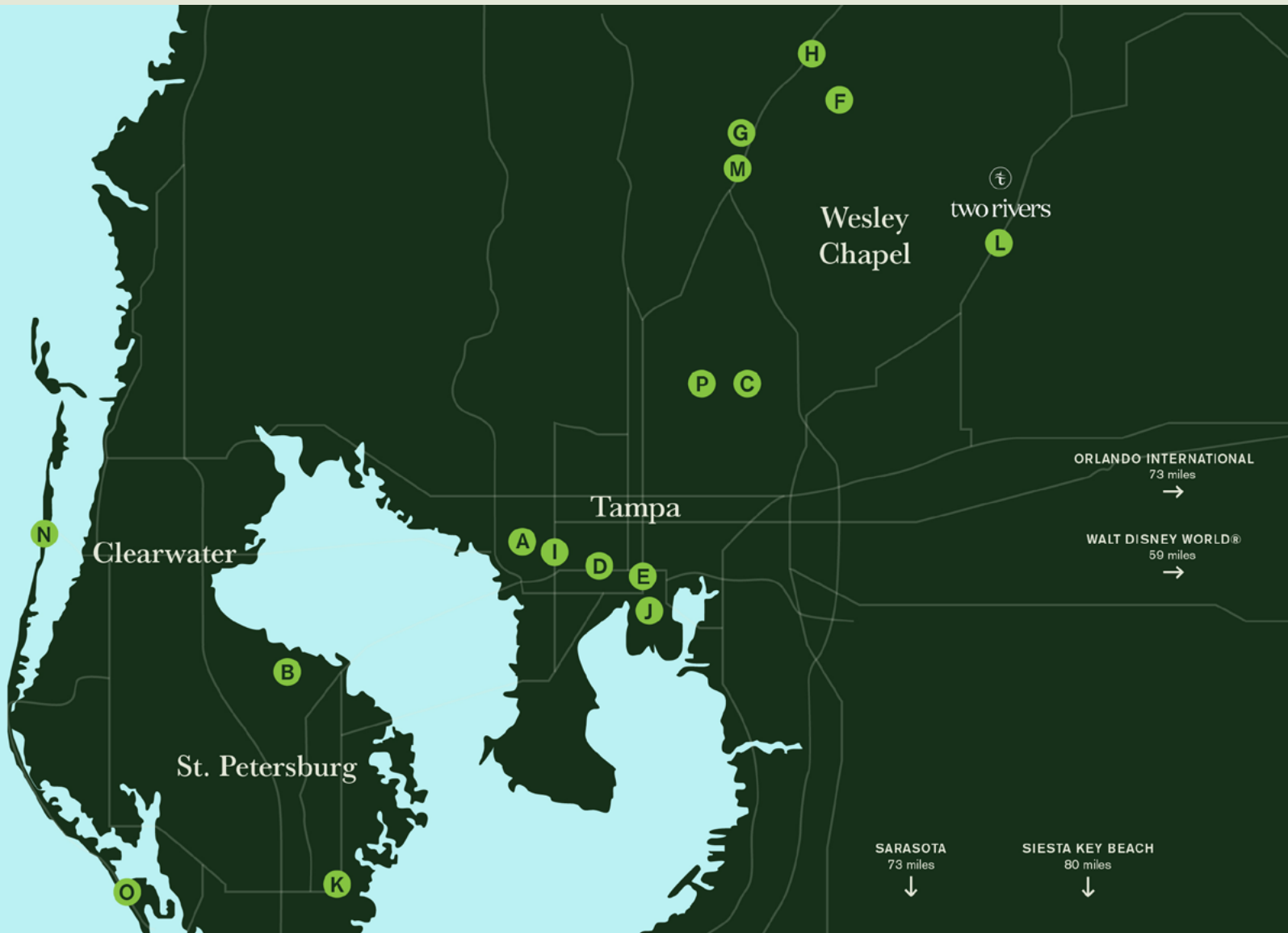
- C** University of South Florida
- D** St. Leo University
- E** University of Tampa

### SHOPPING

- F** Shops at Wiregrass
- G** Tampa Premium Outlets
- H** The Grove at Wesley Chapel
- I** Tampa International Plaza and Bay Street

### ENTERTAINMENT

- J** Downtown Tampa
- K** Downtown St. Petersburg
- L** Hillsborough River State Park
- M** PopStroke
- N** Clearwater Beach
- O** St. Pete Beach
- P** Busch Gardens





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