



## Sunbridge: Frequently Asked Questions

### How do I find out more information on Sunbridge?

Visit the Sunbridge website at [www.sunbridgefl.com](http://www.sunbridgefl.com). We encourage people interested in learning more about Sunbridge, potential homebuyers, and real estate professionals to complete the contact form on the ‘Stay in the Know’ page. Upon completion of the form you will be able to opt-in for future communication and updates from Sunbridge. For more information on development plans visit [www.info-sunbridgefl.com](http://www.info-sunbridgefl.com).

### Is there an information center I can visit?

Our Basecamp information center is located at 6197 Cyrils Drive, St. Cloud, FL 34771 along Cyrils Drive, east of Absher Road and across from Del Webb Sunbridge. Future Sunbridge residents and neighbors interested in learning more about the community can visit Basecamp Monday through Sunday from 10 a.m. – 6 p.m. With an outdoor pavilion, a camp-inspired info center, and two miles of fun and winding trails for hikers and bikers to enjoy, Basecamp gives visitors a taste of life in Sunbridge.

### What is the vision for Sunbridge?

Sunbridge is the latest community from the creators of [Lake Nona](#), Tavistock Development Company. Coming to life on more than 27,000 acres in Central Florida, Sunbridge is something new. A fresh approach to regional growth. A place that will thoughtfully mix homes, schools, parks, recreational amenities and vibrant employment centers with large stretches of true Florida nature. All tied together by an extensive trail network that will give people unprecedented access to oak forests, lakes, wetlands and waterways.

### What is Del Webb’s involvement in Sunbridge?

Sunbridge’s first neighborhood — Del Webb Sunbridge — is currently offering the first homes for sale. The 700-acre, 55+ community is located near Narcoossee and Cyrils Road in northern Osceola County. For more information on Del Webb Sunbridge, visit the website [here](#).

### Are there any other active-selling neighborhoods in Sunbridge?

Our first neighborhood for all ages and stages, Weslyn Park, is now selling homes from five of the nation's top homebuilders. The initial 577 homes in Weslyn Park will be designed and built by Ashton Woods, Craft Homes, David Weekley Homes, Pulte Homes and Toll Brothers. For updates, please register on the Sunbridge website at [sunbridgefl.com](http://sunbridgefl.com).

### How many homes will be offered for sale at Sunbridge?

Sunbridge is a large-scale community that spans more than 27,000 across two Central Florida counties. Sunbridge is just beginning with its first residents onsite in 2020. Full build out of the community will take multiple decades and include thousands of homes and different home types in numerous neighborhoods. Sunbridge will offer a variety of housing options to accommodate various lifestyles.

### **What is the anticipated price range of the homes at Sunbridge?**

Currently, we anticipate single family homes to range from approximately the low \$500,000's to \$600,000+ and townhomes to start in the high \$400,000's.

### **Are there specific architectural guidelines?**

Yes, the homes at Sunbridge will follow architectural guidelines. All plan designs will be required to undergo an architectural review to provide flexibility and creativity in the design of each residence, while also complementing the natural environment and protecting every property owner's investment. The architectural review process is intended to protect the long-term integrity and vision for all those who have chosen to purchase a home in Sunbridge.

### **What amenities will I have access to at Sunbridge?**

Each neighborhood in Sunbridge will have a unique amenity. In addition to each neighborhood amenity, an important element of the community infrastructure will be a robust system of trails, bikeways and pathways as well as canals and lakes which will provide alternative and nature-forward means of movement within and between neighborhoods and districts in Sunbridge. Sunbridge neighborhoods will be designed with a network of interconnected local streets and trails to encourage pedestrian, bicycle, and automobile access.

### **Can I drive my golf cart around Sunbridge?**

Golf carts are allowed on streets that are designated by the County for the operation of golf carts as indicated by signs.

According to the statute, Florida says an LSV (low-speed vehicle) is defined as a four-wheeled electric vehicle whose top speed is greater than 20 mph but less than 25 mph.

Some golf carts can fall into this category, but more often than not you'll be hard-pressed to find an electric golf cart traveling over 20 mph. Regular golf carts can be driven by anyone over the age of 14 on a public road where the posted speed limit is under 25 mph. Remember, if you're 14 and driving a golf cart on the road you are required to know the laws of driving.

The minute that golf cart exceeds speeds of 20 mph, it becomes an LSV and is subject to a totally different set of rules. LSV's require a regular operator license to drive and need to be registered at your local DMV with a tag and by Florida law must be insured like a regular vehicle.

### **Will I have internet and cable services at my home when I move in?**

Each home in Sunbridge will be equipped with internet and each homeowner will have the freedom to choose their own video via an "over-the-top" (OTT) service which will allow television content to be provided via a high-speed internet connection rather than a cable or satellite provider. A variety of package options will be offered that will deliver an experience similar to TV with all the advantages that streaming services have to offer.

### **Is setting up my OTT service complicated?**

No, instead of connecting the TV to a cable box, it is connected to a streaming device. A number of the newer smart TV's have this streaming device built into the TV. You will still be able to change your channels with a remote and in some cases with voice controls. You will need to choose a streaming device like Roku, Apple TV, Amazon Fire TV, Tivo, Sling or understand if your Smart TV has this capability built in.

**Why is choosing video services good?**

The last several years have seen exciting changes in video services. Services like YouTubeTV, Netflix, Amazon, Hulu, Apple, Disney+, Sling have all come up with exciting ways to choose and watch your favorite tv shows and movies. These services typically come with no contract nor monthly rental fees for the cable boxes.

**Does that mean I cannot watch my favorite TV channels?**

No, OTT services offer all of your local channels, live tv and news.

**How fast is the internet?**

Sunbridge residents will have 1 Gigabit or 1,000 mbps internet service over fiber. Currently, gigabit service is the fastest wired internet on the market and the fiber will allow those speeds to be increased in the future.

*Reflects current development plans which are subject to change without notice. Ancillary amenities, privileges and services charged separately.*