

## **Lake Toscana, Area's First Conservation Community Announces New Release of Home Sites**

For Immediate Release – Lake Toscana, Tampa Bay's first designated conservation community, is pleased to announce the release of 15 new home sites nestled within the natural surroundings of South Hillsborough County. This announcement follows the success of the initial release of home sites by developers earlier this summer at the Founder's Day event.

Lake Toscana ranges over 512 acres with plans for only 102 exclusive homes. It borders the Little Manatee River as well as the Little Manatee Preserve. In addition to the natural feel, homeowners can look forward to a host of other advantages including a close-knit community atmosphere created by the exclusive number of ownership opportunities. Every home includes impressive one to two acre lots and feature water or conservation views from a home product unlike the traditional Florida mold. While each home rests on more than an acre, collectively, homeowners own 350 more.

Nature will be the key theme at Lake Toscana with plans for nature trails, jogging trails, gardens and an inviting 60-acre lake perfect for kayaking and fishing, all for the enjoyment of residents. The development is 6 miles from I-75 – at 4225 Saffold Road accessible via County Road 301 from I-75 in South Hillsborough County. While enjoying all that Lake Toscana has to offer, residents will enjoy easy commutes to Tampa (35 minutes), Sarasota (35 minutes) and St. Petersburg (25 minutes).

“Our commitment to build for designation as a conservation subdivision is a crowning attribute of Lake Toscana; however, we have much more in store for potential homeowners,” says Project Developer, Federico Stubbe. “We look forward to sharing the vision that is Lake Toscana as we release our next 15 home sites this month.”

Lake Toscana indeed sets a new standard for a better way of living. And although the community has preserved the natural surroundings, with only 102 residences, it can't preserve the opportunity. To be among the first to experience this new style of living contact one of Lake Toscana's sales professionals Lynn Marcum at (727) 776-6302 or Brian Boughen (813) 784-1702, or visit the community, located at 4225 Saffold Road just off of US-301, on Saturdays, Sundays and Mondays between 11 am and 4 pm.

PRISA Group along with partner Hacienda Los Angeles make up the development team responsible for delivering Lake Toscana and offering the homes slated for the 102 home sites. PRISA Group is a well-known and successful single and multi-family community and resort developer, with over \$100 million in annual sales. Run by three generations of family, the company has a strong reputation as artisans, committed to shaping land, homes and dreams for the enjoyment of all.

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