

*Come Discover
Why We are
Florida's Best
Kept Secret!*

WELCOME!





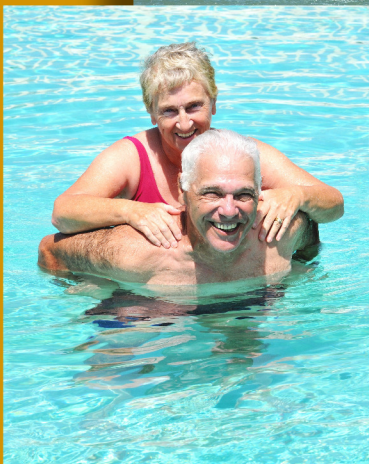
*Friendly,
Award-Winning
Community!*



Active Lifestyle!



*Vacation-Style
55 & Better
Living*



*Start Living Your
Dream Today!*





Our Active Lifestyle

✓ Beautiful Clubhouse (10,000sq.ft)

- Billiards Room
- Cards / Game Room
- Exercise / Fitness Room
- Library
- Event Room with Full Kitchen

✓ Fishing Lake with Pier

✓ Planned Community Activities

- Monthly Calendar of Events
- Dancing
- Luncheons / Dinners
- Planned Parties & Socials

✓ Olympic-Size Heated Pool Facility

- Large Jacuzzi
- Raised Sundeck
- Aquatic Fitness Activities

✓ Bicycle Riding

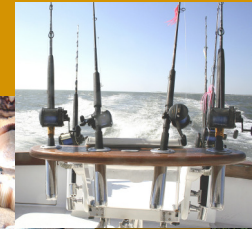
✓ Quiet Walks

✓ Horseshoe Pits

✓ Shuffleboard Courts

- Group Leagues





Things In the Area

✓ Shopping & Services

- Banking, Grocery Stores
- Shopping Mall
- All within 2-7 miles

✓ Recreational Facilities

- Golf & Tennis
- Arts & Crafts
- All within 10 miles

✓ Medical Facilities

- Some of the finest in the country
Are right here in Tampa Bay Area!

✓ International Airport

- Tampa International is one of the highest rated airports in the world
— easy drive within 25 miles

✓ Major Sporting Events

- NFL - Tampa Bay Buccaneers
- MLB - Tampa Bay Rays
- NHL - Tampa Bay Lightning
- MLB Spring Training in the Area!

✓ Popular Attractions

- Busch Gardens
- Adventure Island
- Florida Aquarium
- World-Class Beaches
(Clearwater & St. Petersburg)
- Boating & Fishing
- All within a 35-mile Radius!

✓ Attractions at nearby Orlando

- Disney World & Resorts
- MGM Studios
- Sea World Parks
- Just a Short 1.5 Hour Drive!





Our Model Homes

Our Home Warranty

- ✓ Entire Home Structure - 15 Months
- ✓ 25 yr Fiberglass Shingle Roof
- ✓ Vinyl Exterior Structure - Limited Lifetime
- ✓ Exterior Package - Porch, Screened Room, Shed - 12 Months
- ✓ Appliances - 12 Months
- ✓ Central Heat & A/C - 1 yr Labor / 5 yr Parts

Our Homes Include these Features

- ✓ Cathedral Ceiling
- ✓ Full Tape & Texture Walls
- ✓ Deluxe Carpet & Window Treatments
- ✓ Screened Room
- ✓ Full-Length Driveway & Carport
- ✓ Optional Garage
- ✓ Spacious Utility Shed
- ✓ Central Heat & Air Conditioning
- ✓ Energy Efficient Deluxe Appliances
- ✓ Washer & Dryer

Other Benefits & Services

- ✓ Financing Packages from 5% down and up to 25 years
- ✓ Several Financial Lending Companies
- ✓ Great Home site Leasing Rates
- ✓ No Property Taxes!
- ✓ On-Site Maintenance
- ✓ Great Resident Referral Program



Model Sizes

1274 sq.ft. To 1664 sq.ft.

Many Model Choices Available



Bermuda



List Price \$118,900

Buy this Model Home
Set Up and Ready to Move In!

Model Price \$106,900

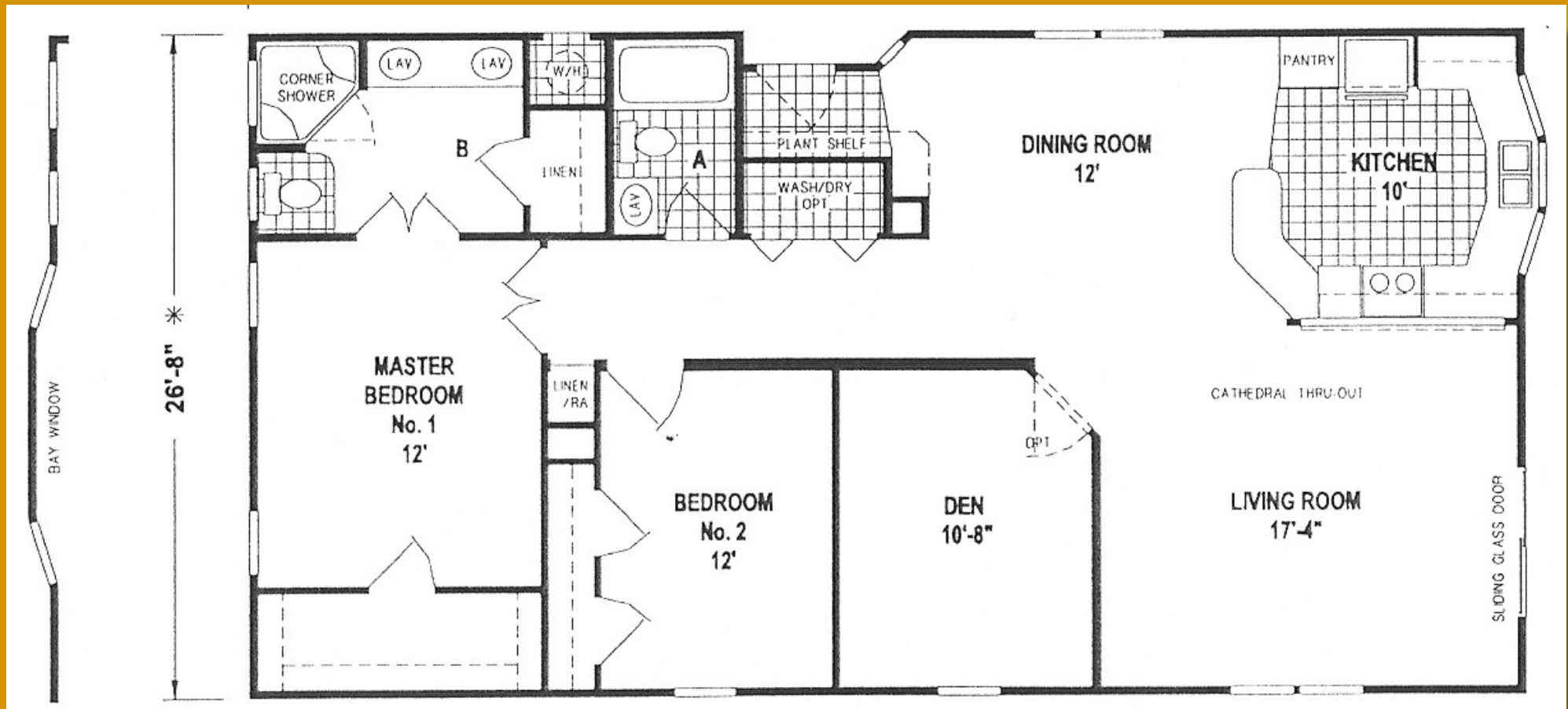
Save \$12,000!

This beautiful 1400 sq.ft Model Home includes 2 Bedrooms / 2 Full Baths. It also has an Office/Den area with custom built-in desk/work station. A Screened Room, Utility Shed and Carport with full length driveway complete this Energy-Efficient Home.



Bermuda

1400 sq.ft. 2530SKY-443



This beautiful 1400 sq.ft Model Home includes 2 Bedrooms / 2 Full Baths. It also has an Office/Den area with custom built-in desk/work station. A Screened Room, Utility Shed and Carport with full length driveway complete this Energy-Efficient Home.



Caribbean



List Price \$118,900

Buy this Model Home
Set Up and Ready to Move In!

Model Price \$106,900

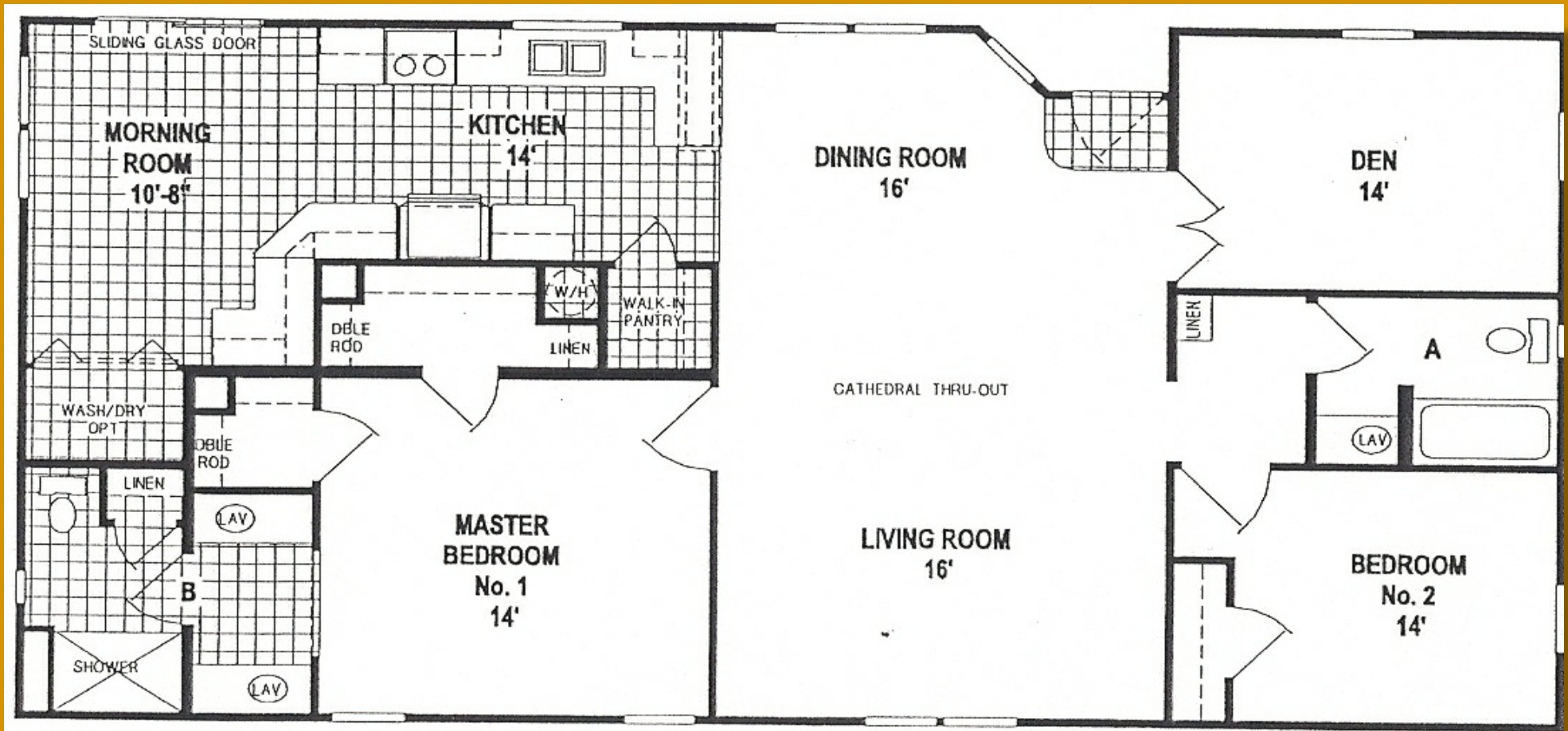
Save \$12,000!

This beautiful 1534 sq.ft Model Home includes 2 Bedrooms / 2 Full Baths. It also has an Office/Den area. A Screened Room, Utility Shed and Carport with full length driveway complete this Energy-Efficient Home.



Caribbean

1534 sq.ft. 2525SKY - 37



This beautiful 1534 sq.ft Model Home includes 2 Bedrooms / 2 Full Baths. It also has an Office/Den area. A Screened Room, Utility Shed and Carport with full length driveway complete this Energy-Efficient Home.



Key Largo



List Price \$124,900

Buy this Model Home
Set Up and Ready to Move In!

Model Price \$113,900

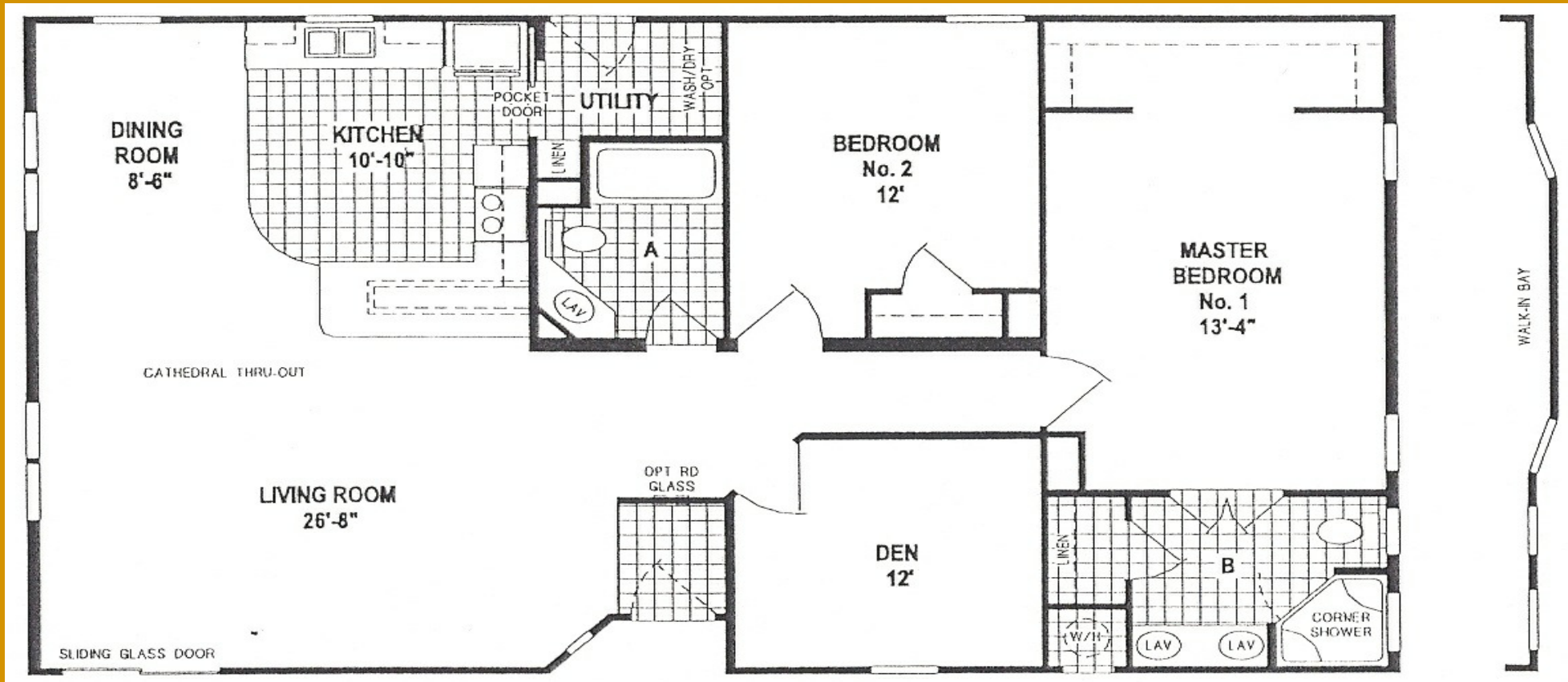
Save \$11,000!

This beautiful 1664 sq.ft Model Home includes 2 Bedrooms / 2 Full Baths. It also has an Office/Den area. A Screened Room, Utility Shed and Carport with full length driveway and rear garage complete this Energy-Efficient Home.



Key Largo

1664 sq.ft. 4303SKY-35



This beautiful 1664 sq.ft Model Home includes 2 Bedrooms / 2 Full Baths. It also has an Office/Den area. A Screened Room, Utility Shed and Carport with full length driveway and rear garage complete this Energy-Efficient Home.



Palm Island



Model Price \$96,500

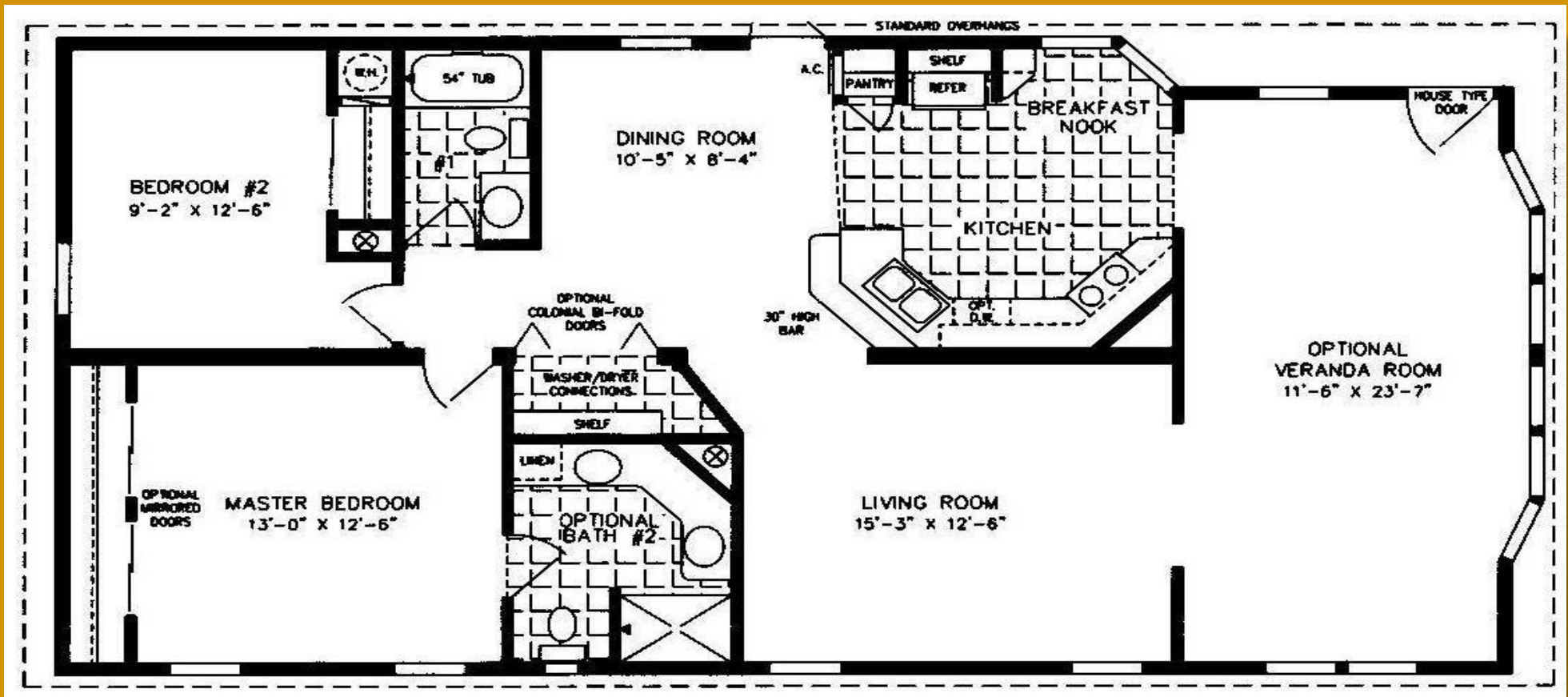
Buy this Model Home
Set Up and Ready to Move In!

This beautiful 1386 sq.ft Model Home includes 2 Bedrooms / 2 Full Baths. It also includes a large Veranda Room. A Screened Room, Utility Shed and Carport with full length driveway complete this Energy-Efficient Home.



Palm Island

1386 sq.ft. 3403JAC-411



This beautiful 1386 sq.ft Model Home includes 2 Bedrooms / 2 Full Baths. It also includes a large Veranda Room. A Screened Room, Utility Shed and Carport with full length driveway complete this Energy-Efficient Home.



Siesta Key



List Price \$110,900

Buy this Model Home
Set Up and Ready to Move In!

Model Price \$98,900

Save \$12,000!

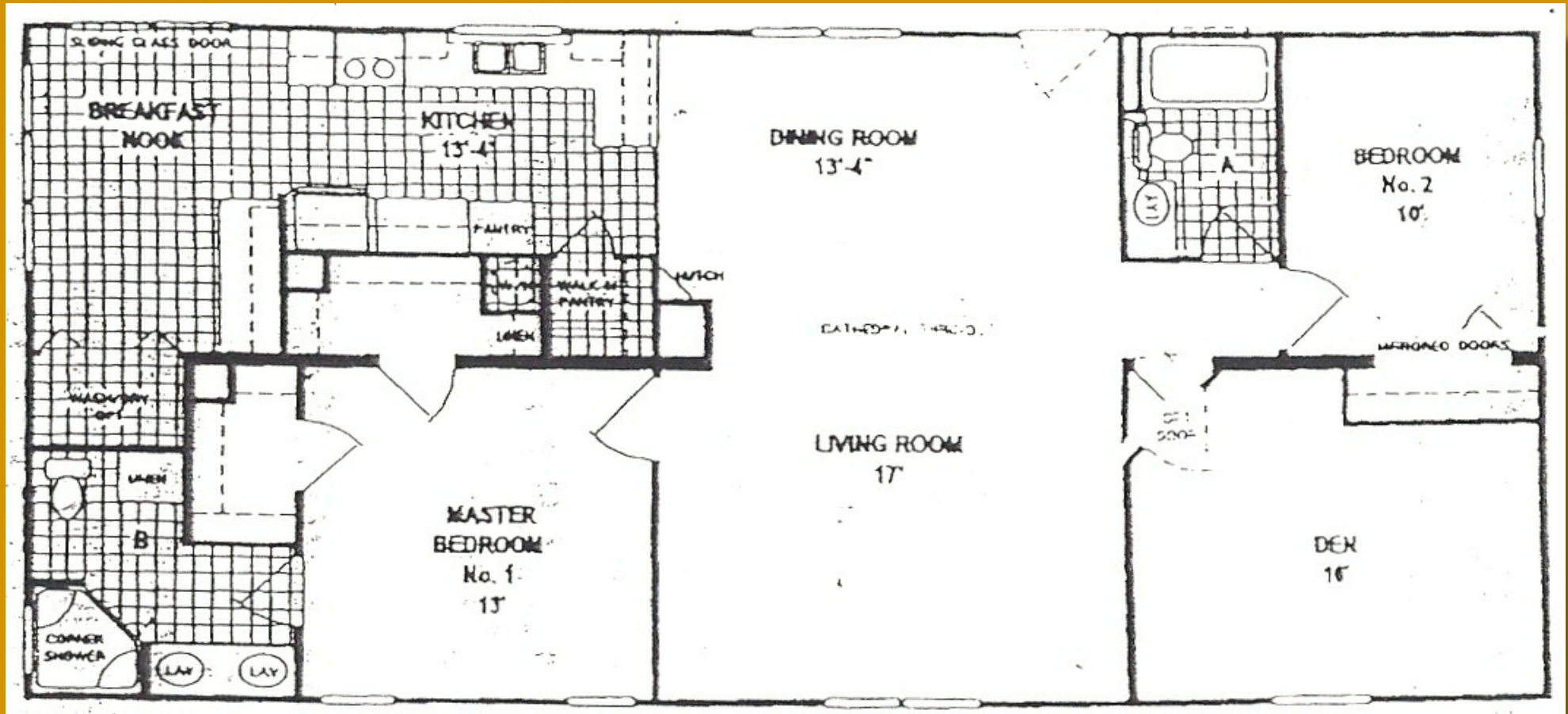


This beautiful 1568 sq.ft Model Home includes 2 Bedrooms / 2 Full Baths. It also has an Office/Den area with custom built-in desk/work station. A Screened Room, Utility Shed and Carport with full length driveway complete this Energy-Efficient Home.



Siesta Key

1568 sq.ft. 8870SKY - 444



This beautiful 1568 sq.ft Model Home includes 2 Bedrooms / 2 Full Baths. It also has an Office/Den area with custom built-in desk/work station. A Screened Room, Utility Shed and Carport with full length driveway complete this Energy-Efficient Home.



Bimini



List Price \$118,900

Buy this Model Home
Set Up and Ready to Move In!

Model Price \$106,900

Save \$12,000!

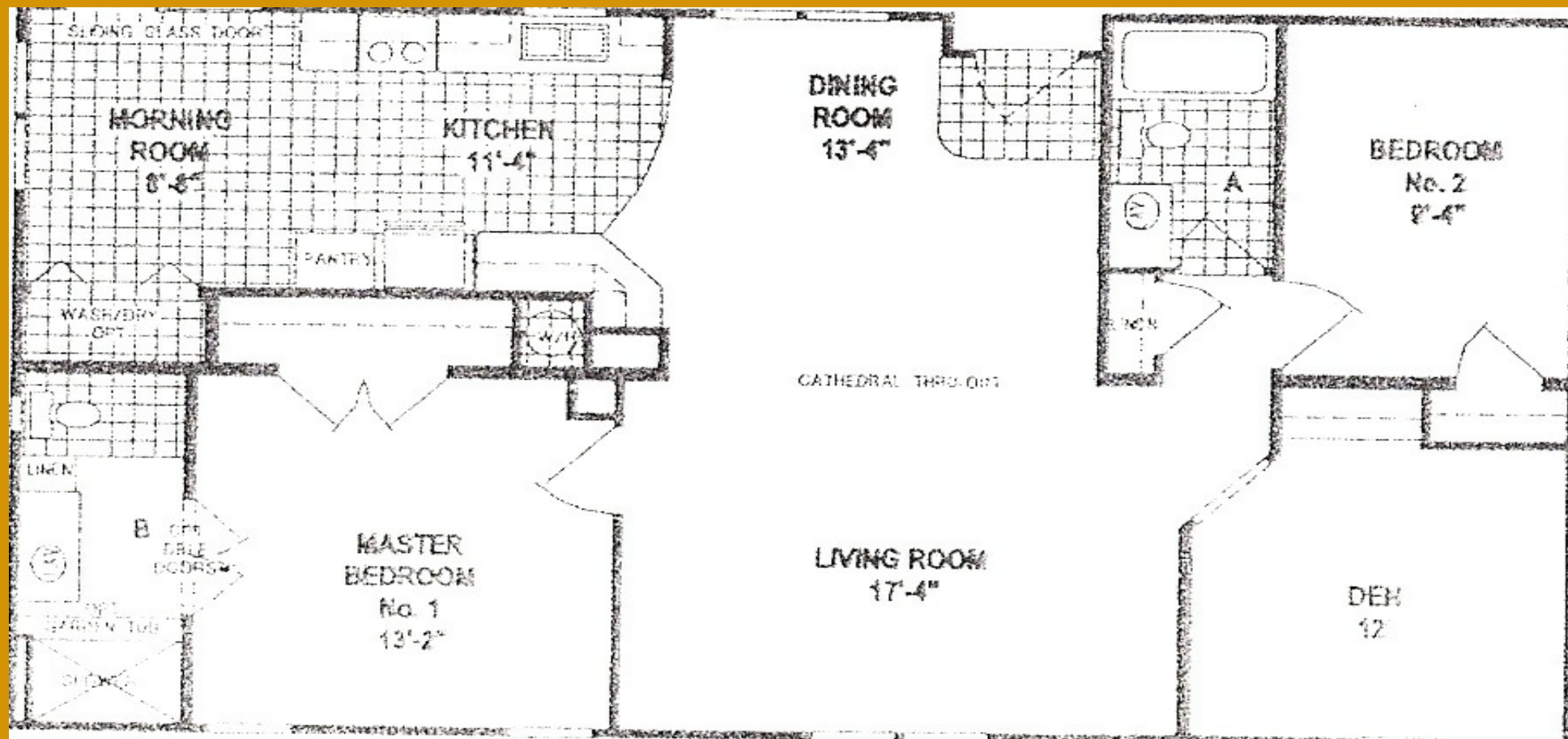


This beautiful 1274 sq.ft Model Home includes 2 Bedrooms / 2 Full Baths. It also has an Office/Den area with custom built-in desk/work station. A Screened Room, Utility Shed and Carport with full length driveway complete this Energy-Efficient Home.



Bimini

1274 sq.ft. 7501SKY-455



This beautiful 1274 sq.ft Model Home includes 2 Bedrooms / 2 Full Baths. It also has an Office/Den area with custom built-in desk/work station. A Screened Room, Utility Shed and Carport with full length driveway complete this Energy-Efficient Home.



FAQ

Q. Why should you locate at Hacienda Heights?

A. It's one of the most desirable places in the country to live. In fact, it is rated among the finest residential areas in the country, which can be attributed to several key factors.

1. **CLIMATE** - Very few areas in the country can match West Florida's moderate year-round temperatures which average around 73 degrees.
2. **LACK OF CONGESTION** - Hacienda Heights lacks the congestion of Florida's larger population centers like the Miami-Ft. Lauderdale and Clearwater-St. Petersburg areas.
3. **COST OF LIVING** - The cost of living in West Florida is lower than that in most major metropolitan areas of the nation.
4. **COSMOPOLITAN LIFESTYLE** - Culture, shopping, beaches, night life, restaurants, banking, healthcare, and education services here are among the finest in the country.
5. **BEAUTY** - West Florida's unusual and picturesque topography is highlighted by the Gulf front palms, cypress, oaks, and pine trees. It is truly a visual paradise.

Q. What is a manufactured home?

A. Today's manufactured homes are built to the Federal Building Code (HUD), using factory assembly line techniques, as opposed to being built piece-by-piece on a site. Once installed, they are as permanent as any conventional home.

The entire manufactured home is built in the factory, transported to the site, then set and anchored on the foundation system.

Q. Why are manufactured homes so popular?

A. Manufactured homes are popular in Florida and in the rest of the country as well, because a buyer gets more for his housing dollar. According to the U.S. Department of Housing and Urban Development (HUD), a manufactured home is the best buy in housing today. For many, manufactured homes represent the affordable alternative, especially for retirees and semi-retirees who are affected most by soaring costs.

Q. What kind of home styles are available at Hacienda Heights?

A. There is a wide selection of tastefully designed two bedroom residences tailored for every taste and lifestyle. Available for immediate occupancy, most residences feature many dramatic custom designs found in conventional single family homes such as vaulted ceilings, family rooms, and island kitchens. In addition to a carport, screened porch/patio of Florida room and storage areas, most homes boast upgraded carpeting and complete kitchen appliances which include refrigerator, oven and range. Central air and heat and professional color coordination are standard in each home. Many luxury features and options are also available.

Q. How safe are manufactured homes in high winds?

A. Manufactured homes, built to stringent HUD specifications, are designed to withstand winds of 120 MPH.



FAQ

Q. Is it true that manufactured homes have a better-than-average fire safety record?

A. Yes. National Fire Protection Association data show that all manufactured homes constructed since 1976 have a 30% lower incidence of fire than site-built residences. This is due in part to an impressive list of safety features that is standard in every manufactured home. Included are federally-approved electrical systems, smoke detectors, emergency pop-out windows, federally-approved fire-retardant ratings for furnace and water heater components and use of fire-retardant wall coverings.

Q. What about police and fire protection?

A. Each community has its own neighborhood watch. In addition, for your security, it is regularly patrolled by the local police or sheriff's department and fire department.

Q. Are there special facilities for veterans nearby?

A. Yes. Commissary and PX facilities are available in the Tampa Bay area. Complete hospital and dental facilities are located there too.

Q. What if I want a full or part-time job?

A. Many residents work in the Tampa Bay area, either at paying jobs to supplement income, or just for the challenge. Others are involved in volunteer activities.

Q. What about educational and cultural activities?

A. You can attend a wide choice of universities and community colleges as well as other educational institutions. Hundreds of courses are offered for adults, as are enrichment activities such as yoga, dancing, music, etc. Plays, lectures, and movies are also available at nominal cost. Top Broadway plays are scheduled to tour the Tampa Bay area during the year.

Q. Are pets allowed?

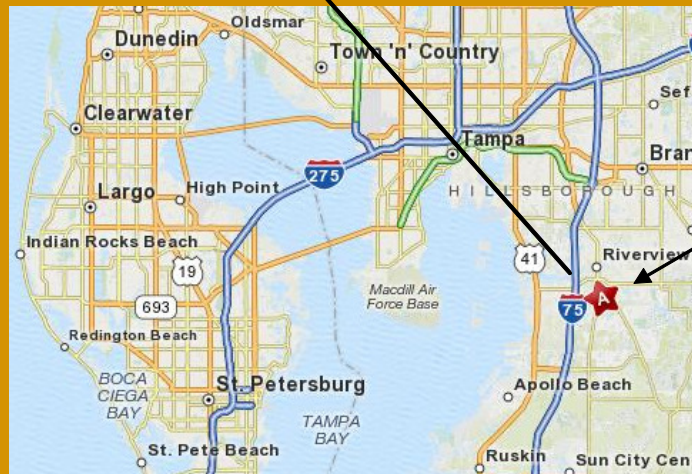
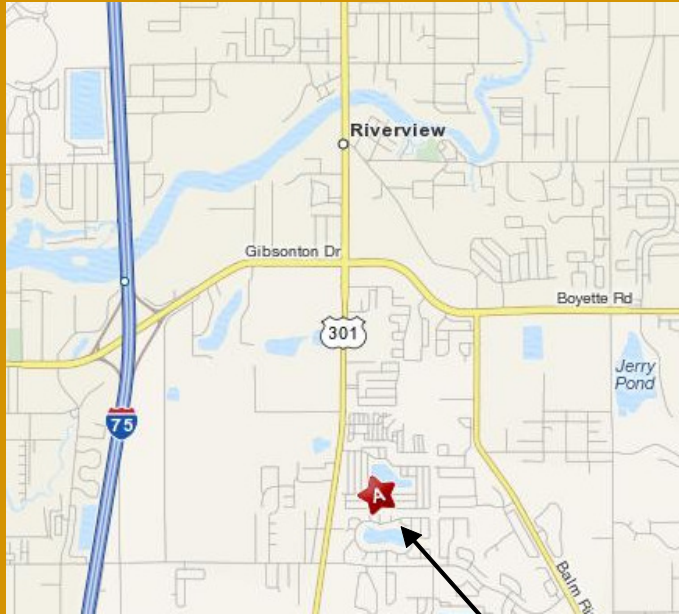
A. Yes. Pets are permitted, but rules regulating pet behavior are strictly enforced.

Q. Are small children allowed to live permanently at Hacienda Heights?

A. Hacienda Heights caters to retirees and semi-retirees. That means our program and facilities are geared to active adults. Children and grandchildren are welcome to visit, but permanent residents must be at least 18 years of age.



Our Location



SALES (800) 433-5342
10810 Laredo Court
Riverview, Florida 33569

Come Visit Us and Start Living the Lifestyle You Deserve!

Our friendly Sales Staff is ready to give you a personal tour of our beautiful community - call to schedule an appointment today!

Sales Office

(800) 433-5342

Monday ~ Saturday 8am - 5pm
Sunday noon - 5pm

10810 Laredo Court
Riverview, Florida 33569

E-Mail: HHeights@tampabay.rr.com

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Clearwater, FL 33764
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