



NEW CONSTRUCTION COMMUNITIES IN PARRISH

AT A GLANCE

1. COMMUNITY AVAILABILITY OVERVIEW

Available / Active Not Currently Available

Community	New Construction Homes	Townhomes / Villas
Canoe Creek	✓	✓
Creekside	✓	✗
Cross Creek	✓	✗
Cross Wind Point	✓	✗
Deer Park	✓	✓
Explore	✓	✓
Firethorn	✓	✓
Isle of Bayview	✓	✓
North River Ranch	✓	✓
Oakfield Lakes	✓	✓

2. AMENITIES BY COMMUNITY

Amenity Included Amenity Not Included

Community	Pool	Fitness Center	Clubhouse	Walking Trails	Gated?	Courts	Dog Park	Play Ground
Oakfield Trails	✓	✓	✓	✓	Partial	✓	✓	✓
Prosperity Lakes	✓	✓	✓	✓	✗	✓	✗	✓
Riversong	✓	✓	✓	✓	✗	✓	✓	✓
Rye Crossing	✓	✓	✗	✓	✗	✓	✗	✓
Rye Ranch	✓	✓	✓	✓	✓	✓	✓	✓
Salt Meadows	✓	✓	✓	✓	✓	✗	✓	✓
Sawgrass	✓	✗	✗	✓	✗	✗	✗	✓
Seaire	✓	✗	✗	✓	✗	✗	✗	✗
Summerwoods	✓	✓	✓	✓	✗	✓	✓	✓
Windwater	✓	✗	✗	✓	✗	✗	✗	✓
Sun Chase	✓	✓	✓	✓	✓	✓	✓	✗
Prosperity	✓	✓	✓	✓	✓	✓	✓	✗
Woodland	✓	✓	✓	✓	✓	✓	✓	✗

3. UNDERSTANDING HOA & CDD



HOA FEES

Used to maintain and manage the community's day-to-day operations and amenities.

Covers:

- Community amenities
- Landscaping & common areas
- Security / Gate access
- Maintenance of roads, lighting, and signage
- Rules enforcement



CDD FEES

Used to fund the infrastructure and initial development of the community.

Covers:

- Roads and utilities
- Drainage and retention areas
- Landscaping & entry features
- Community-wide improvements

KEY TAKEAWAYS



HOA fees are paid monthly or quarterly and vary by community.



CDD fees are included in your property tax bill and are typically in place for a set number of years.



Always review both HOA and CDD fees when comparing communities.

4. TOP BUILDERS & THEIR NEIGHBORHOODS

Parrish has a variety of builders, each offering unique communities and home styles. Here's a complete list of builders in town and the neighborhoods they're developing.

Builder	Community Name(s)	Builder	Community Name(s)
DR Horton	Bella Lago, Seaire, Rye Crossing, Oakfield Trails, Oakfield Lakes, Legacy Preserve	Ryan Homes	Summerwoods, River Preserve Estates
Lennar	Prosperity Lakes, Seaire, Rye Ranch	Casa Fresca	Crosswind Point
Pulte	North River Ranch, Riversong, Oakfield Trails	Medallion Homes	Cross Creek, River Preserve Estates
M/I Homes	Salt Meadows, Oakfield Trails, Summerwoods	Westbay	Crosswind Ranch, Crosswind Point, North River Ranch, Oakfield Trails
Neal Communities	Canoe Creek, North River Ranch	David Weekly	North River Ranch, Isle of Bayview
KB Homes	Sawgrass, Creekside	Candel	North River Ranch
Adams	Aviary at Rutland Ranch	Centex	Oakfield Lakes, Isle of Bayview
Highland	Aviary at Rutland Ranch	Taylor Morris	Firethorn
Simplydwell (Neal)	Broadleaf / Deer Park	Dream Finders	Seaire
Ashlon Woods	Oakfield Trails	DRB Homes	Seaire
Inland Homes	Isle of Bayview	Mattamy	Windwater, Cross Creek
Del Webb	BayView, Sun Chase, Explore - NRR (ALL Ages)	Kolter	Woodland



The Graham Group
Preferred Shore

YOUR LOCAL NEW CONSTRUCTION EXPERTS
IN PARRISH & LAKEWOOD RANCH

5. AMENITIES BY COMMUNITY (CONTINUED)

Community	Pool	Fitness Center	Clubhouse	Walking Trails	Gated?	Courts	Dog Park	Play Ground
Aviary at Rutland Ranch	✓	✗	✗	✓	✗	✓	✗	✓
Bella Lago	✓	✓	✗	✓	✗	✗	✓	✓
Broadleaf	✗	✗	✗	✓	✗	✗	✗	✗
Canoe Creek	✓	✓	✓	✓	✓	✓	✓	✓
Creekside	✓	✗	✗	✓	✗	✗	✗	✗
Cross Creek	✗	✗	✗	✓	✗	✗	✗	✗
Cross Wind Ranch	✓	✗	✗	✓	✗	✗	✗	✗
Cross Wind Point	✓	✗	✗	✓	✗	✗	✗	✗
Deer Park	✓	✓	✓	✓	✗	✓	✓	✓
Explore	✓	✓	✓	✓		✓	✓	✓
Firethorn	✓	✓	✓	✓		✓	✓	✓
Isle of Bayview	✓	✓	✓	✓	✗	✓	✓	✓
North River Ranch	✓	✓	✓	✓	✗	✓	✓	✓
Oakfield Lakes	✓	✗	✗	✓	✗	✗	✓	✓



QUICK TIPS FOR BUYERS

- Amenities vary – not every community offers the same features.
- HOA fees can range widely depending on the level of amenities.
- CDD fees are typically paid for a set term (20–30+ years).
- Always request the most up-to-date fee schedule from your agent.



HAVE QUESTIONS?

We're here to help you find the perfect community that fits your lifestyle and budget.

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