two rivers

Zephyrhills, Florida



Amenities

- Beach-style zero-entry lagoon & lap pool with resort-style poolside food and beverage service
- State-of-the-art fitness center with group fitness classes
- Tennis and pickleball facility
- High-quality extensive playground and large event lawn
- Social club with contemporary and casual dining
- 2-Gig Wi-Fi included
- Virtual guarded entry gate

Schools

- **Chester W. Taylor Elementary School**
  3638 Morris Bridge Rd, Zephyrhills, FL 33543
- **Raymond B. Stewart Middle School**
  38505 10th Ave, Zephyrhills, FL 33542
- **Zephyrhills High School**
  6335 12th St, Zephyrhills, FL 33542
- **Union Park Charter Academy K-8**
  32775 Oldwoods Ave, Wesley Chapel, FL 33543
- **Pinecrest Academy K-9**
  33347 State Rd 54, Wesley Chapel, FL 33543

Model Home

Mon, Tues, Thurs–Sat 10AM – 6PM
Wed 11AM – 6PM
Sun 12PM – 6PM

35072 Big Hawk Dr, Zephyrhills, FL 33541
(813) 438-3838

Fees

Series	HOA Fees (Quarterly)	CDD Fees (Annually)
Artisan	$423.59	$4,241.00 - $4,947.83

Club Membership: $285/month
Opening Early 2027



The Landing Social Club

EQUAL HOUSING OPPORTUNITY

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HOMES BY WestBay® CREATED FOR YOU

two rivers

Zephyrhills, Florida



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Model Home

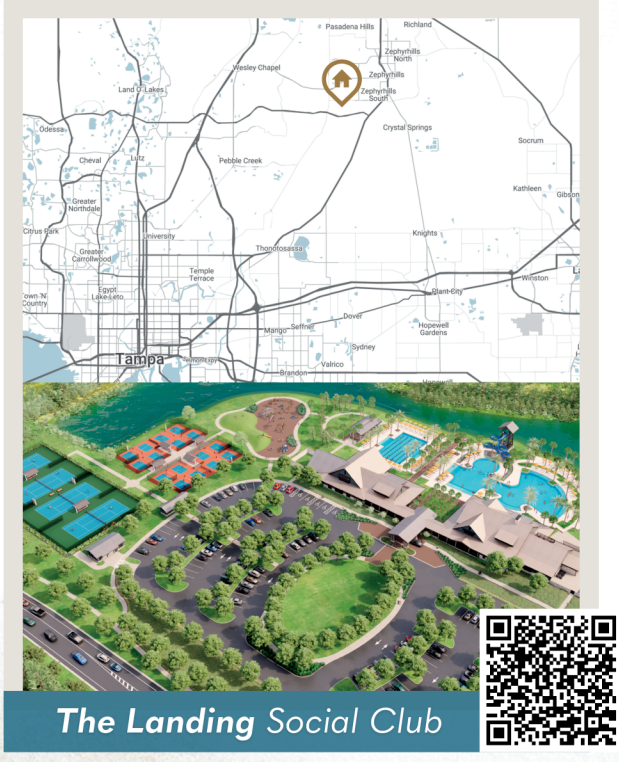
Mon, Tues, Thurs–Sat 10AM – 6PM
Wed 11AM – 6PM
Sun 12PM – 6PM

1986 Webbstone Way, Zephyrhills, FL 33541
(813) 438-3838

Fees

Series	HOA Fees (Quarterly)	CDD Fees (Annually)
Villas	$1,153.59	$3,000.41

Club Membership: $285/month
Starts mid 2026



EQUAL HOUSING OPPORTUNITY

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