

Epperson Attracts Hundreds Of Homebuyers With First Ever Crystal Lagoon

Epperson, with its jaw-dropping Crystal Lagoon, has quickly become the most talked about new planned community in Tampa Bay. This community is selling homes at an impressive pace, with over 100 new homes sold, a running waitlist and residents already moving in.

Located in Wesley Chapel, north of State Road 54 at Curley Road and Overpass Road, three builders have model homes open for tour: Express Homes by D.R. Horton, M/I Homes and Pulte Homes. Two other builders, Lennar and AH Avex Homes, have models opening this fall. Epperson's other builders, Maronda Homes and Freedom Homes by DR Horton, are accepting reservations for their homes that will be available soon.

The demand for Epperson can be attributed to the community's desirable Wesley Chapel location and its unique 7-acre lagoon. Already hugely popular around the world, this will be the first Crystal Lagoon to be built in the U.S.

Metro Development Group, who has several Metro Places communities in the area, is planning two of these lagoon communities in Wesley Chapel – Epperson and Mirada. Together, these communities will anchor the nation's first Smart Gigabit Community built from the ground up on a framework of the fastest internet and WiFi speeds imaginable. This means acres of crystal clear blue waters and an area ignited by technology, all in Pasco County.

Additionally, Metro has two more planned lagoon communities under development; Southshore Bay in Southern Hillsborough and Brightwater in Ft. Myers.

WHAT IS A CRYSTAL LAGOON?

Epperson's lagoon is an enormous 7-acre, 16-million-gallon swimming pool with crystal clear water that stretches the length of five football fields. It will be 200 feet wide and up to 8 feet deep, and include a series of arms that stretch out 1/4 mile in length from the main Lagoon. The



pool's average depth will be 8 feet, with some areas as deep as 12 feet.

Both lagoons will have crystal clear blue water with sandy beaches, swim-up bars and restaurants built along their shores. Water sports enthusiasts will be thrilled with the Lagoon's water slides, kayaking docks, snorkeling, paddle boarding and small sailboats. Those wanting quiet conversations and relaxing in the sun will enjoy the Cabana pools.

Crystal Lagoon's advanced ultrasound technology system uses thousands of sensors to keep the water crystal clear. Epperson's lagoon will use between 14 and 15 million gallons of water that will be purchased from Pasco County. After the Lagoon is filled, it is estimated that it will use 50 times less water than a park of the same size, and 30 times less water than an 18-hole golf course. Crystal Lagoons also use 100 times less chemicals than a swimming pool and up to 50 times less energy than conventional pool filtration systems.

"The lagoon at Epperson will truly be a first-of-its-kind amenity, not only in this region, but in the entire nation," said Jen Austin, marketing director of Metro Development Group. "There is nothing like it, and

it's why so many people are buying homes at Epperson."

1 GIGABIT OF ULTRAFI SPEED

Because Epperson is included in Pasco County's newly designated Connected City, it residents will have ULTRAFi —the fastest Internet and WiFi speeds available in North America. ULTRAFi offers 1 gigabit of speed throughout the community, and up to 1 gigabit at individual homes.

"Living in an ULTRAFi community means there are no buffering delays as residents play, watch, game, surf and stream by the pool, on the trails, at the playground and right inside their homes," said Austin.

This technology also offers smart controlled features that allow homeowners to customize settings from the same room or their smart device, including dimming lights, changing temperature and setting security.

Upon completion, Epperson and Mirada will have around 3,000 homes. The entire Connected City corridor will have around 37,000 homes and over 12 million square feet of commercial space, including office, retail, and state-of-the-art education, medical and technology facilities. The plan

for the Connected City spans 50 years.

ABOUT METRO DEVELOPMENT GROUP

A Tampa-based company founded in 2003, Metro Development Group is committed to bringing some of the most innovative technologies and amenities to homebuilders and homebuyers. With the introduction of the Connected City, Metro Places, ULTRAFi and Metro Lagoons by Crystal Lagoons, Metro continues to be the gold standard in the development of master-planned communities. For more information, please visit MetroDevelopmentGroup.com and MetroPlaces.com.

ABOUT CRYSTAL LAGOONS

Crystal Lagoons is an international technology company based in Miami that has developed an innovative concept and technology that allows for the construction and maintenance of unlimited size bodies of water in crystal clear conditions at low cost. Founded in 2007, Crystal Lagoons' impressive turquoise waters are revolutionizing not only the real estate world; but also water and energy production. For more information, please visit Crystal-lagoons.com.

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