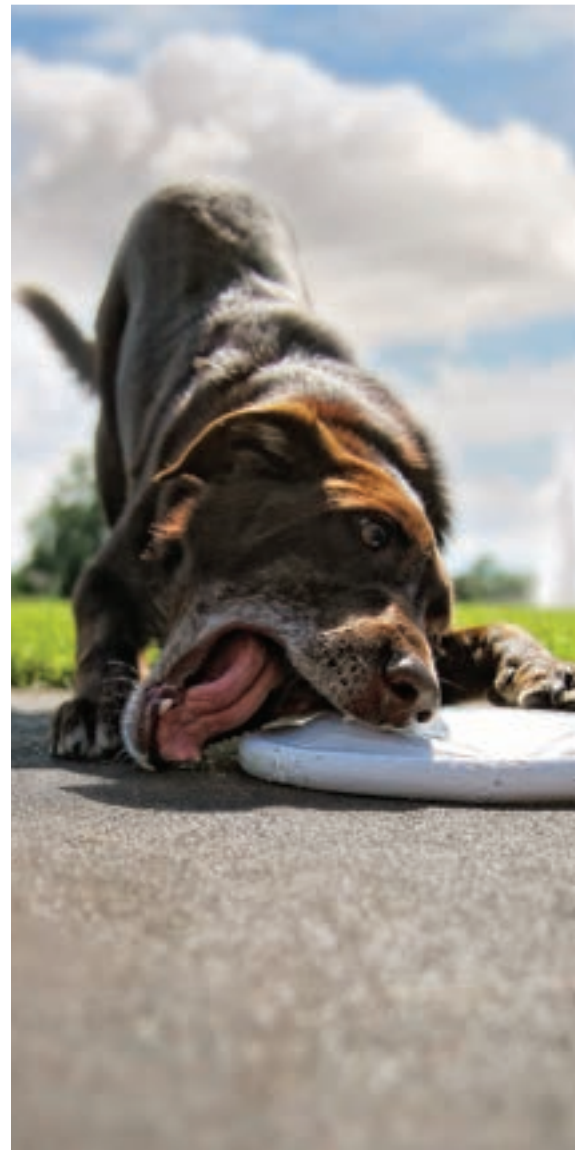




BRIGHTWATER

— Clearly —  
A BETTER PLACE  
TO LIVE







An aerial photograph of a swimming pool with clear blue water showing ripples. In the bottom right corner, a person is lying on their back on a surfboard, floating in the water.

# *— Lagoon Living —*

## **COMMUNITY LIFE IN A TROPICAL PARADISE**

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Welcome to Brightwater, the newest Lagoon Community by Metro! Here, we are excited to showcase the world's top amenity, a six-acre clear blue Lagoon by MetroLagoons, the area's top builders, award-winning amenities, and the special connection that goes far beyond a welcoming front door. Carefully crafted and planned to provide adventure for the whole family, the national award-winning Lagoon amenity supplies a vibrant heart for the community every day of the week. You too can take part in the gift that keeps on giving by enjoying myriad resident themed nights, perfected amenities appealing to all ages, a place to make new friends and live your vacation lifestyle in real-time.

Get ready to see why Brightwater is truly the better, brighter place to be.





## INTERESTED IN *Seeing* A METROLAGOONS LAGOON TODAY?

If you are up for a day south of the Tampa Bay area be sure to visit our MetroPlaces community of Southshore Bay in Wimauma, home to a five-acre Lagoon amenity! You can take a tour or jump in for a **test dive!** Take I-75 North to Exit 240 East, and continue for 3.5 miles east to the entrance on the right.

For more information visit [MetroLagoons.com](http://MetroLagoons.com) or call 813-444-5221. Can't make the trip? Then be **shore** to check out our Lagoon footage on our MetroPlaces YouTube channel or follow us on Facebook and Instagram.

*\*Discovery Tours of the Lagoon are complimentary; fees apply for non-resident Lagoon access.*

# BRIGHTWATER *Lagoon*

Enjoy the numerous activities or simply enjoy the view. Already hugely popular around the world, we are excited to introduce the award-winning MetroLagoon! Brightwater will be the next Metro Lagoon community to feature this incredible and transformative amenity at 6 acres in size and with crystal clear blue waters (and swim-up bar!), you now have the opportunity to live a coastal lifestyle every day just steps away from your front door.

So get ready to sip a cocktail lagoon-side while you soak up the sun on the sand or keep it cool in a cabana.

## Lagoon Living includes:

- 💧 Acres of Crystal Clear Blue Water
- 💧 The Hub Events Pavilion
- 💧 Watercraft, Tiki, and Lounger Rentals
- 💧 Sand Dollar Island
- 💧 Food and Beverage
- 💧 Floating Obstacle Course
- 💧 Super Slide
- 💧 Swim-Up Bar
- 💧 Cabana Cove
- 💧 Amazing Resident Benefits

For details visit

**MetroLagoons.com**





# — All the Elements — FOR A GREAT LIFE



Award Winning  
Community



Metro  
Lagoon



Dog  
Park



Miles  
of Trails



Top  
Builders



Streetleaf  
Solar Lights



55+  
Community



Shaded  
Tot Lot



Smart  
Homes



Gated  
Entry



EV Cart  
Paths



Green  
Space



Lush  
Landscaping



# Find

## YOUR PLACE AT METRO DEVELOPMENT GROUP

Metro is all about elevating how people live through connected communities that not only offer an array of quality modern homes by top builders but also the very best active and passive amenities and most innovative technologies for our homeowners to enjoy. All of our communities offer a unique vision of what a neighborhood can be, and we think you'll agree that no matter which one you choose, it's a great place to live.

### METRODG.COM



**Metro**Lagoons

# Featured Builders



## D.R. HORTON

More than 35 years ago, Donald R. Horton had a vision of modern, livable and cost-friendly new homes built with unmatched efficiencies and uncompromising quality. Today that tradition lives on and is showcased beautifully in this Lagoon Community with several floor plans to choose from. We are proud to feature the top producing builder in the nation and invite you to walk through a decorated model today.

SWFLONLINE@DRHORTON.COM  
239-560-4461












## LENNAR

Since 1954, Lennar® has proudly made the dreams of a new home a reality for millions nationwide. Lennar provides innovative solutions for all your homebuying needs, from the start of your journey to when you receive your keys and beyond. With their Everything's Included® approach to homebuilding, Lennar is committed to elevating your homebuying experience every step of the way at Brightwater with a selection of single-family homes.

SWFLORIDA@LENNAR.COM  
239-208-6417



# Master Community Plan

-  MODEL CENTER
  -  GATED NEIGHBORHOOD
  -  MAIL KIOSK
  -  FUTURE TOT LOT
  -  FUTURE DOG PARK
  -  TRAILS
  -  FUTURE TRAILS
  -  FUTURE DEVELOPMENT
- 
-  FUTURE LAGOON
  -  LAGOON PARKING
  -  D.R. HORTON ACTIVE ADULT



Site plans, proposed amenities, product renderings, representative photos and other depictions are the planned intention of the Brightwater lifestyle and development; however, all are conceptual by nature and are subject to change by the developer based on but not limited to regulatory approvals, marketing changes or design considerations. 2/25.

# Around TOWN

Take a look at all that the Ft. Myers area has to offer and with convenient access to I-75, you are close to Downtown, top-rated beaches, golf courses, tennis, shopping, dining, entertainment and other great Florida destinations. Plus, catch a game from minor league sports or enjoy other local hot spots, many listed here:



## SHOPPING

Bell Towers Shops  
Gulf Coast Town Center  
Edison Mall  
Shops at Santa Barbara  
Miromar Outlets  
Coconut Point  
Bass Pro Shops  
Fleamasters Fleamarket



## GROCERIES

Bravo Supermarket  
The Fresh Market  
Lawhon's Grocery & Meat  
Save A Lot  
Publix Super Market



## PHARMACIES

CVS  
Walgreens  
Publix Pharmacy



## MOVIES

Regal Gulf Coast & IMAX  
Regal Belltower & ScreenX  
Royal Cinema  
Luxe 8 Flix Cinema  
AMC Merchants  
Crossing 16



## LIBRARIES

North Fort Myers Public Library



## HOSPITALS

Cape Coral Hospital  
Lee Memorial Hospital  
Gulf Coast Medical Center  
Millennium Physician Group



## EDUCATION

Florida Gulf Coast University  
North Fort Myers High School  
Bayshore Elementary  
Oak Hammock Middle School  
Classical Christian Academy



## GOLF

Fort Myers Country Club  
Stoneybrook Golf Club  
Orange River Preserves  
Verandah Club  
Top Golf



## AIRPORT

Southwest Florida  
International Airport



## LIVE EVENT VENUES

Suncoast Credit Union Arena  
Hertz Arena  
JetBlue Park  
Lee Civic Center



## RESTAURANTS

Miller's Ale House  
Carrabba's Italian Grill  
GameTime Fort Myers  
BJ's Restaurant & Brewhouse  
The Keys Bar & Grille  
P.F. Chang's  
The "World Famous" Cigar Bar  
Cold Stone Creamery  
World of Beer  
Connors Steak & Seafood  
10 Twenty Five  
Oxbow Bar & Grill  
Ford's Garage



*\*Please note that map may not be to scale and icon markers are approximations.*





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# streetleaf

STREET SMART LIGHTING

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Life just got brighter! Streetleaf is available at select MetroPlaces communities and is the first-of-its-kind solar streetlight system in the nation. Streetleaf delivers more than modern appeal and nighttime security. Not only does it save energy, it is not reliant on a power grid which reduces dependence on conventional utilities. The smart technology will automatically dim during inactivity and power to full strength when someone walks or drives by. Streetleaf is only one of the many reasons why Brightwater is a unique place to call home. Innovation lives here. So should you.



From I-75 take Exit 143 East on FL-78/ Bayshore Rd. 0.1 miles. Go North on Pritchett Pkwy.  
Brightwater is 2.4 miles ahead.



## BRIGHTWATER

[MetroDevelopmentGroup.com/Communities/Brightwater](http://MetroDevelopmentGroup.com/Communities/Brightwater)



**Metro**Lagoons

A Tampa-based company founded in 2003, Metro Development Group is committed to bringing some of the most innovative technologies and amenities to home builders and home buyers. With the introduction of MetroPlaces, Connected City and MetroLagoons, Metro Development Group continues to be the gold standard in the development of master planned communities. For more information, please visit [www.MetroDevelopmentGroup.com](http://www.MetroDevelopmentGroup.com).

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