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TAMPA BAY

A NEIGHBORHOOD GUIDE · 2026 EDITION

WESLEY CHAPEL / WIREGRASS RANCH / 33543

Living in *Estancia*



Tuscan towers, quiet lakes and resort living in the heart of Wiregrass Ranch. Everything you would want to know before you call it home.

COMPASS

BY MARK MIDDLETON, BROKER ASSOCIATE · COVER: THE CLUB AT ESTANCIA ACROSS THE LAKE



INSIDE THIS GUIDE

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THE ENTRANCE TOWER AT ESTANCIA, STACKED STONE, BRICK AND TILE



A LETTER FROM MARK

Tuscany, by way of *Wiregrass Ranch*

Pull into Estancia and the scale of the place becomes clear. A stone gatehouse tower, fountains running along a brick wall, rows of palms and a clubhouse that looks across a lake like a villa in the Italian countryside. It is one of the most recognized master-planned communities in Wesley Chapel, and it earns the reputation.

A little over a decade ago, this was ranch land. The Porter family raised cattle and oranges here for generations, and the patient way they developed Wiregrass Ranch is a big part of why Estancia sits beside two hospitals, a college campus, an open-air mall and a sports complex instead of at the end of a long commute.

I wrote this guide for two readers. One is deciding whether Estancia is the right place to live. The other already lives here and is thinking about what comes next. Both deserve the full picture, so the history sits alongside the practical questions: which village fits, what the CDD and HOA mean for your budget, schools, and what homes have actually sold for.

If a street or a house in these pages catches your eye, call me. Touring Estancia with someone who knows its villages apart is the fastest way to find the right one.



Mark Middleton

Broker Associate
Middleton Tampa Bay | Compass
727-871-7653
mark@middletontampabay.com

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02 · AT A GLANCE

Estancia *in brief*

33543

ZIP CODE

Wesley Chapel, Pasco County, east of Interstate 75 in the Wiregrass Ranch area.

1941

THE RANCH

The Porter family buys the land that becomes Wiregrass Ranch.

2014

GRAND OPENING

Standard Pacific Homes opens Estancia at Wiregrass on June 21.

7,000sq ft

THE CLUBHOUSE

The Estancia Club, with a zero-entry resort pool, tower slide and lap pool.

1,100+

HOMES

More than 1,100 homes across its villages, per local community data.

$605K

MEDIAN SALE PRICE

Redfin's neighborhood median for October 2026, up 17.4% from a year earlier.

Wesley Chapel, *in Wiregrass Ranch*

Estancia sits in the heart of Wiregrass Ranch, just north of The Shops at Wiregrass and a few minutes east of Interstate 75.

Local reporting places the community east of I-75, off Bruce B. Downs Boulevard between Chancey Road and Wesley Chapel Boulevard, in ZIP code 33543. Its original sales center sat on Marsciano Lane, and the 2015 ribbon cutting described the community as located off Chancey Road in Wiregrass Ranch.

Wesley Chapel is unincorporated, so Estancia is governed by Pasco County, with its own community development district and homeowners associations. The surrounding district has grown into one of the busiest corners of Tampa Bay, with The Shops at Wiregrass, AdventHealth Wesley Chapel, a new Orlando Health hospital, Pasco-Hernando State College's Porter Campus and a county sports complex all within a few miles.

Inside the gates and along the boulevards, the pace slows. Lakes, preserve land and landscaped parkways separate the villages, and most daily errands are a short drive. Tampa and the airport are farther, so the drive time matters for commuters.



A TREE-LINED BOULEVARD AT THE ESTANCIA ENTRANCE

APPROXIMATE DRIVE DISTANCES

The Shops at Wiregrass	3.5 mi
Wiregrass Ranch Sports Campus	2 mi
AdventHealth Wesley Chapel	3 mi
Wiregrass Ranch High School	3.5 mi
University of South Florida	20 mi
Downtown Tampa	24 mi
Tampa International Airport	30 mi
Clearwater Beach	47 mi

Road miles from central Estancia, approximate, measured with OpenStreetMap routing. Drive times vary with traffic and route.



THE ESTANCIA MONUMENT AT THE COMMUNITY ENTRANCE

From ranch land *to resort living*

Long before the tile roofs and fountains, this was open pasture, pine flatwoods and wiregrass on a working family ranch.

The Porters, and *the wiregrass*

A family ranch. Estancia sits on land that was part of Wiregrass Ranch, the Porter family's cattle and citrus operation. Local histories say the Porters bought about 14,000 acres in 1941, a tract that ran from the New River area south toward Hillsborough County, and that James Porter moved his family onto the land in 1946. There was no electricity when they arrived, and the family lived in an old cabin that had once belonged to a moonshiner.

The name. Wiregrass is a bunchgrass native to this part of Pasco County. Don Porter recalled that his father burned it on a regular schedule to keep it in check and to encourage the tender new growth that cattle preferred.

A patient plan. Don Porter, who built a house on the ranch with his wife Lajuana in 1970, pictured schools, shopping, recreation and a hospital on the family land decades before any of them arrived. The family won approval for a Development of Regional Impact and sold land selectively. The Shops at Wiregrass opened in 2008, a hospital followed on land where Porter was raised, and in January 2014 Pasco-Hernando State College opened its Porter Campus on more than 60 acres the family donated. It was the first time a Wesley Chapel student could go from preschool through college without leaving the community.

A legacy. Don Porter died on July 1, 2014, at 73, ten days after Estancia's grand opening. His son, J.D. Porter, has carried the family's choosy approach forward, describing the family as curators of a family heirloom rather than developers chasing the highest bidder.

1941

THE RANCH BEGINS

The Porters buy roughly 14,000 acres, much of it later known simply as Wiregrass Ranch.

WHY "WIREGRASS"?

The ranch took its name from the native bunchgrass that covered it. The Shops at Wiregrass, Wiregrass Ranch High School and the college's Porter Campus at Wiregrass Ranch all trace their names to the family's land, and the family worked with the school board on the high school's name.



05 · A GRAND OPENING IN 2014

A Mediterranean village, *opened in 2014*

Standard Pacific Homes, a builder founded in Southern California in 1965, brought Estancia at Wiregrass to market with a grand opening on Saturday, June 21, 2014. Phase one included six neighborhoods, three opening that weekend and three later that summer, with 13 of 24 home designs ready to tour. Former Tampa Bay Lightning captain Dave Andreychuk made an appearance.

The first homes ranged from about 2,410 to 5,660 square feet, with up to six bedrooms, in Spanish, Italianate and European Cottage exteriors. Homesites included waterfront, cul-de-sac and conservation lots, and prices started in the low $300,000s.

A ribbon cutting on February 11, 2015, held at the Estancia Club, marked the community's official opening. Pasco County Commissioner Mike Moore told the crowd that the area was no longer a bedroom community for Tampa.

The builder's name changed twice as Estancia grew. Standard Pacific merged with Ryland Homes in 2015 to form CalAtlantic Homes, and Lennar acquired CalAtlantic in 2018. WCI Communities later added the Sortino townhomes.

A local community guide reports that the Tampa Bay Builders Association named Estancia its Best Master-Planned Community of the Year four years in a row, a run that helped make it one of the best-known addresses in Wesley Chapel.

ABOVE: A MEDITERRANEAN-STYLE HOME WITH BARREL-TILE ROOF AND ARCHED WINDOWS

A resort at *the center of it all*

At the heart of the community is the Estancia Club, a 7,000-square-foot clubhouse with an elegant clubroom and meeting rooms. Its stacked stone, brick arches and tile roofs set the architectural tone for everything around it, and its lakeside setting makes it the postcard view of Estancia.

The aquatic center is the draw on a summer afternoon: a resort-style, zero-entry pool with a signature tower slide, a heated junior Olympic pool with lap lanes, and poolside cabanas. A fitness center, lighted tennis and basketball courts, pickleball, a covered playground and dog parks round out the amenities.

Beyond the club, walking trails, neighborhood parks and lakes tie the villages together. A full calendar of community events keeps the clubhouse busy through the year, and for many residents it is the place they meet their neighbors.

Some villages add their own private amenities on top of the master club. Santeri, a gated villa enclave, has its own pool, spa and dog park, according to listing descriptions.



THE ARCHED ENTRY AT THE ESTANCIA CLUB

THE CLUB, IN BRIEF

- 7,000-square-foot clubhouse with clubroom and meeting rooms
- Zero-entry resort pool with tower slide
- Heated junior Olympic pool with lap lanes
- Fitness center and poolside cabanas
- Lighted tennis and basketball courts, plus pickleball
- Playgrounds, dog parks, parks and trails

A community of *villages*



TOSCANA, ONE OF ESTANCIA'S GATED VILLAGES

Estancia is not one neighborhood but a collection of smaller villages, each with its own name, monument and character, and most with Italian or Mediterranean names. Some are gated, with their own entry and in a few cases their own private amenities.

Public listing data and local sources name villages including Toscana, Tavira, Treviso, Matera, Ravello, Cortana, Marbella, Savona, Lagona, Vicenza and Santeri, along with the Sortino townhomes. Listings describe Toscana, Matera and Ravello as gated, and Santeri as a gated villa enclave with its own pool, spa and dog park.

Prices vary widely by village. Townhomes and villas sit at the accessible end, while larger estate homes in sections such as Matera and Toscana have sold for more than $1 million, according to published subdivision data.

For buyers, the village matters as much as the street address. Gates, fees, lot sizes, builders and home styles can all change from one village to the next, and so can the feel of the streets.



An Estancia *timeline*

1941	**The ranch.** The Porter family buys about 14,000 acres that become Wiregrass Ranch.
1946	**Life on the land.** James Porter moves his family onto the ranch, raising cattle and citrus.
1970	**A ranch home.** Don and Lajuana Porter build their house on the family property.
2002	**A careful plan.** Development of Wiregrass Ranch begins in earnest, J.D. Porter has said.
2008	**A town center.** The Shops at Wiregrass opens at State Road 56 and Bruce B. Downs.
Jan 2014	**A college.** Pasco-Hernando State College opens its Porter Campus on donated land.
Jun 2014	**Estancia opens.** Standard Pacific Homes holds the grand opening on June 21.
Jul 2014	**A founder's passing.** Don Porter, whose vision shaped Wiregrass Ranch, dies at 73.

LEFT: THE CLUBHOUSE TOWER AT THE ESTANCIA CLUB

From opening day *to today*

2015	**Ribbon cutting.** The community's official opening is celebrated at the Estancia Club on February 11.
2015	**A new name.** Standard Pacific merges with Ryland Homes to form CalAtlantic Homes.
2018	**The Lennar era.** Lennar acquires CalAtlantic, and new villages continue to fill in.
2024	**Built out.** Published subdivision data shows homes built in Estancia from 2014 into 2024.
Apr 2026	**More to shop.** The Shops at Wiregrass announces new arrivals, including Lululemon and Kendra Scott.
Jul 2026	**A third hospital.** The 102-bed Florida Medical Clinic Orlando Health Wiregrass Ranch Hospital opens.
Oct 2026	**Prices rebound.** Redfin reports a neighborhood median of about $605,000, up 17.4% year over year.

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A ranch for generations, a village for today.

WIREGRASS RANCH, 1941 TO TODAY

Mediterranean roots, *modern floor plans*

Estancia was built over roughly a decade, from 2014 into the 2020s, so most homes are newer construction by Florida standards, with open plans and generous garages.



STUCCO, STONE AND SHUTTERS ON A TWO-STORY HOME



A CRAFTSMAN-INSPIRED HOME BEHIND A ROW OF PALMS

Mediterranean and Italianate. The first Standard Pacific homes leaned into the community's name, with Spanish and Italianate exteriors: barrel-tile roofs, arched entries, warm stucco tones and decorative shutters. They are the homes most buyers picture when they imagine Estancia.

Stone and stucco. Many later homes pair light stucco with stacked stone veneer, carriage-style garage doors and lantern sconces, a look that reads as a little more contemporary while keeping the Mediterranean thread.

Size and layout. Original plans ranged from about 2,410 to 5,660 square feet with up to six bedrooms and five and a half baths. Expect great rooms open to large kitchens, owner's suites with spa-style baths, lofts or bonus rooms, and covered outdoor living areas.



A SINGLE-STORY HOME WITH A TOWER ENTRY



SINGLE-STORY LIVING WITH A SPLIT GARAGE

Single-story options. Not every home is two stories. Several villages offer single-story plans that appeal to downsizers and to buyers who want everything on one level, often with a tower or arched entry that keeps the Mediterranean character.

Villas and townhomes. Santeri's villas and the Sortino townhomes offer lower-maintenance living. In Santeri, the association covers lawn care, exterior painting and roof replacement, according to listing descriptions.

Pools and outdoor living. Screened pools and covered lanais are common, and many homes back to water or preserve land. If a home has no pool, ask about the approval process before you plan one.

What it means for buyers. Comparing homes here takes care. Two houses of similar size can differ in builder, year, finishes, lot type, village fees and pool. Those details often matter more than price per square foot.

An *Italian* street map



STONE, STUCCO AND A BLUE CARRIAGE-STYLE GARAGE DOOR

Estancia's street names read like a road trip through Italy. San Martino Drive winds through the community, and side streets carry names such as Picana, Perilli, Tramanto, Ortona, Isola and Barletta, echoing the Italian names of the villages themselves.

The names are part of the design, along with the gatehouse tower, the tile roofs and the stone monuments at each village entrance. They also make for memorable addresses.

Every Estancia address carries a Wesley Chapel mailing address and ZIP code 33543. Because Wesley Chapel is unincorporated, services such as roads outside the community, permits and zoning run through Pasco County.

STREET NAMES TO KNOW

- San Martino Drive
- Picana Lane
- Perilli Place
- Tramanto Lane
- Ortona Lane
- Isola Court
- Barletta Court
- Corbara Place
- Trevi Place



11 · THE DETAILS

The beauty of *Tuscan details*

Look closely and the Mediterranean theme carries through the small things: stacked stone wrapped around columns and towers, brick arches over windows, iron Juliet balconies, lantern sconces glowing at the front door and tile accents on the village monuments.

The Estancia Club and the entrance tower set the tone, and the best-kept homes echo it. When a home here has been thoughtfully maintained, with fresh stucco, clean stone and mature landscaping, buyers notice.

Exterior colors and materials are guided by the associations, so changes such as paint, pavers or a new front door usually need approval first.



A JULIET BALCONY FRAMED BY SHUTTERS



12 · OUTDOORS

A LAKE AND NATIVE GRASSES BESIDE THE ESTANCIA CLUB

Lakes, trails *and green space*

Lakes and preserve land weave between the villages, with trails and parks a short walk from most front doors.

Planned around *water and preserve*

Water views. Estancia was laid out around a network of lakes and ponds, and waterfront and conservation homesites were part of the offering from the very first phase in 2014. Many listings highlight water views or no rear neighbors.

Trails and parks. Walking trails and neighborhood parks connect the villages, with playgrounds and dog parks spread through the community. The club grounds add open lawns and landscaped paths.

Wildlife. Expect wading birds along the lake edges and the occasional hawk overhead. As anywhere in Florida, treat every pond as alligator habitat and keep pets leashed near the water.

WATER AND PRESERVE, IN BRIEF

- Waterfront and conservation lots were offered from the first phase
- The lakes are stormwater ponds, not boating water
- Ask whether a preserve view is protected long term
- Check the flood zone for any lot near water or wetlands

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Lakes on one side, preserve on the other, and the clubhouse a short walk away.

ESTANCIA AT WIREGRASS

More to do, *minutes away*



A TWO-STORY HOME WITH A WOODED BACKDROP

Wiregrass Ranch Sports Campus. About two miles away, the county's 98-acre sports complex has 12 lighted multipurpose fields for soccer, football, lacrosse and more, with tournaments, camps and training programs through the year.

The Shops at Wiregrass. The 800,000-square-foot open-air center is often called the closest thing Wesley Chapel has to a downtown, with landscaped promenades, dining and 2026 arrivals that include Lululemon and Kendra Scott.

The Grove and KRATE. The Grove at Wesley Chapel pairs a cinema and open lawns with KRATE, a shipping-container park of locally owned restaurants and shops with an outdoor stage and a first-Friday concert series.

Porter Campus. Pasco-Hernando State College's Porter Campus at Wiregrass Ranch brings college classes, events and community programs a few minutes from home.

Dining, errands, *schools and getting around*

Dining. The Shops at Wiregrass and KRATE at The Grove anchor the dining scene within a short drive, from national favorites to locally owned kitchens. Tampa Premium Outlets and the Cypress Creek Town Center area add more choices to the south.

Errands. Groceries, pharmacies, banks and everyday shopping are concentrated along State Road 56, Bruce B. Downs Boulevard and Wesley Chapel Boulevard, most within a few miles.

Health care. AdventHealth Wesley Chapel is about three miles away. In July 2026 the five-story Florida Medical Clinic Orlando Health Wiregrass Ranch Hospital opened at 3000 Wiregrass Ranch Boulevard with 102 beds and room to grow to 300.

Getting around. Most residents drive. Interstate 75 and State Road 56 put the University of South Florida about 20 road miles away, downtown Tampa about 24 and Tampa International Airport about 30, with travel times that swing with traffic.



A SINGLE-STORY HOME FRAMED BY PALMS

SCHOOLS

Listings in Estancia commonly show assignments to Wiregrass Elementary, Dr. John Long Middle and Wiregrass Ranch High School. Dr. John Long Middle and Wiregrass Ranch High have both earned A grades from the state, as reported by local media, and Niche gives Wiregrass Ranch High an overall A.

Pasco County Schools also offers magnet, choice and charter options. Boundaries change, so confirm the current zone for any address directly with the district.

What Estancia *homes sell for*

Estancia is large enough to produce steady sales, which makes the numbers meaningful. The village and the lot still drive value.

$605K

MEDIAN SALE PRICE
Redfin, October 2026, up 17.4% year over year.

$261

PER SQUARE FOOT
Average price per square foot, Homes.com, last 12 months.

66

HOMES SOLD
Sales over the last 12 months, Homes.com, with 4.9 months of supply.

PUBLISHED MEDIAN SALE PRICES BY VILLAGE

VILLAGE	MEDIAN	YEARS BUILT
Matera	$1,290,000	2018 to 2023
Toscana	$1,005,000	2015 to 2016
Ravello	$943,750	Not published
Tavira	$808,500	2014 to 2016
Cortana	$760,000	2017 to 2022
Marbella	$585,900	2014 to 2024
Savona	$546,000	Not published
Lagona	$460,000	2019 to 2023

Source: HomesByMarco subdivision data, accessed November 2026. Medians reflect recent sales and can move sharply with only a few closings.

BY PROPERTY TYPE

MEASURE	VALUE
Median single-family price	$644,999
Median townhome price	$425,500
Median list price	$625,000
Homes for sale	27
Discount from first list price	4%

Source: Homes.com, Estancia at Wiregrass home trends, last 12 months, accessed November 2026.

Redfin's October 2026 median of about $605,000 is up 17.4% from a year earlier, after a softer 2025 when the neighborhood median dipped. Monthly medians swing with the mix of homes that close, so a month with several estate sales reads very differently from one led by townhomes.

Homes.com counts 66 sales over the past year, 27 homes for sale and 4.9 months of supply, close to a balanced market. For pricing a specific home, I build a comparison set by village, builder, lot type and pool rather than relying on any single median.

Choose the village, *then the house*

Estancia rewards buyers who understand how it is put together. Each village has its own personality, fees and rules, layered under one master community and one set of shared amenities.

Choose the village first

Gated or open, villas or estates, water or preserve views. Narrow the list of villages, and the home search gets much easier.

Know the full monthly cost

Ask for the master HOA, any village HOA and the CDD assessment, which appears on the property tax bill. Together they shape the real monthly number.

Compare builders and years

Standard Pacific, CalAtlantic, Lennar and WCI homes from different years can differ in finishes, energy features, roof age and warranty status.

Read the lot

Waterfront and conservation lots typically carry a premium. Confirm what sits behind the home and whether the view is protected.

Plan the pool

Many homes have screened pools. If yours will not, ask about association approvals and setbacks before you buy.



CDDs, HOAs *and insurance*

Newer construction and an inland setting help, but every Estancia purchase deserves a careful look at fees, flood maps and insurance.

The CDD. Local community data lists Estancia's governance as a CDD plus HOA. A community development district is a special taxing district that financed infrastructure such as roads, utilities and amenities. Its assessment appears on the annual property tax bill and can include a debt portion that is eventually paid off. Ask for the current figures for any specific address.

The HOA. Expect a master association plus, in many villages, a village association that may cover gates, private pools or exterior care. Read the documents for leasing rules, architectural approvals and any pending assessments.

Flood. First Street's climate model, as reported by Redfin, rates flood risk across the Estancia area as minor overall, while flagging about 16% of properties as likely to be severely affected over 30 years. Lots near lakes and wetlands deserve a closer look at the FEMA flood zone.

Wind and insurance. The same model rates wind risk as extreme for every property, as it does across much of Florida. Newer homes built to current code often insure more favorably. Get a wind mitigation report and written quotes before you write an offer.

BEFORE YOU WRITE AN OFFER, REQUEST

- CDD and property tax figures for the address
- Master and village HOA fees and rules
- Any pending special assessments
- Wind mitigation report
- Flood zone, and elevation certificate if available
- Insurance quotes in writing
- Roof, HVAC, water heater and pool equipment ages
- Builder warranty status, if any remains

The real monthly number is the full picture: mortgage, insurance, HOA and CDD together.



Sell the lifestyle, *document the details*

Buyers come to Estancia for the club, the villages and the Wiregrass Ranch location, and the right marketing leads with all three: the walk to the pool, the lake or preserve view, the village gate and the minutes to shopping, schools and hospitals. A home here deserves editorial photography, twilight and aerial images, and copy that places it within its village.

Then the facts close the sale. Buyers, lenders and insurers will ask about the CDD, HOA fees, roof and HVAC ages, pool equipment and insurance. Sellers who have those answers ready before the first showing remove doubt and protect their price.

Pricing takes judgment. With dozens of sales a year there are good comparisons, but they need to be matched by village, builder, lot type and pool. Homes.com shows sellers recently gave up about 4% from the first list price, so well-prepared, well-priced homes have the advantage.

A SELLER'S FILE

- CDD and HOA statements
- Wind mitigation report
- Permits and upgrade receipts
- Roof, HVAC and water heater ages
- Pool and equipment records
- Builder warranty documents
- Survey and association approvals

Estancia, *answered*

Where is Estancia?

Estancia at Wiregrass is a master-planned community in Wesley Chapel, in unincorporated Pasco County, ZIP code 33543. It sits east of Interstate 75 in the Wiregrass Ranch area, just north of The Shops at Wiregrass.

Who built Estancia?

Standard Pacific Homes opened the community in June 2014. Standard Pacific became part of CalAtlantic Homes in 2015, which Lennar acquired in 2018. WCI Communities built the Sortino townhomes.

Is Estancia gated?

Parts of it are. Listings describe villages including Toscana, Matera, Ravello and Santeri as gated. The community as a whole is a collection of gated and non-gated villages.

What amenities are included?

The Estancia Club, a 7,000-square-foot clubhouse with a zero-entry resort pool and tower slide, a junior Olympic lap pool, fitness center, courts, playgrounds, dog parks and trails.

What do homes cost?

Redfin reported a median sale price of about $605,000 in October 2026. Townhomes have recently traded in the mid $400,000s, while estate homes in villages like Matera and Toscana have topped $1 million.

Is there a CDD?

Yes. Local community data lists both a CDD and an HOA. Confirm the exact assessment for any address on its Pasco County tax bill.

Which schools serve Estancia?

Listings commonly show Wiregrass Elementary, Dr. John Long Middle and Wiregrass Ranch High. Verify any address with Pasco County Schools.

How far is Tampa?

Downtown Tampa is about 24 road miles away and Tampa International Airport about 30, typically 35 to 45 minutes depending on traffic.

Where does the name come from?

Estancia is the Spanish word for a country estate or ranch, a fitting name for a community built on the Porter family's Wiregrass Ranch. The villages and streets carry Italian names that continue the Mediterranean theme.

Are there townhomes and villas?

Yes. The Sortino townhomes by WCI Communities and the Santeri villas offer lower-maintenance options, with some exterior care handled by the association, according to listing descriptions.

Is Estancia in a flood zone?

Most of the community sits inland on higher ground, and First Street's model rates overall flood risk as minor. Lots near lakes and wetlands vary, so check the FEMA flood zone for each address.

What is nearby for health care?

AdventHealth Wesley Chapel is about three miles away, and the Florida Medical Clinic Orlando Health Wiregrass Ranch Hospital opened in July 2026 nearby on Wiregrass Ranch Boulevard.



ABOUT MARK

Mark Middleton

Mark Middleton is a Realtor® Broker Associate with Compass and leads Middleton Tampa Bay, advising buyers and sellers across Pinellas, Hillsborough and Pasco. He specializes in historic, character and waterfront homes, and helps clients compare master-planned communities like Estancia village by village. He holds a degree in history from the University of South Florida, has lived in Dunedin since 2013, and serves on the Florida Realtors® and National Association of Realtors® Boards of Directors and as Vice President of the Suncoast Tampa Association of Realtors®.

He hosts the YouTube channel *Living and Buying in Tampa Bay* and produced the documentary *Delightful Dunedin*. His team's philosophy: **People. Planet. Purpose.**

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TALK WITH MARK

727-871-7653

mark@middletontampabay.com

middletontampabay.com

Compass · 3615 Bromley Grand Ave., Suite 230
Tampa, FL 33607
Office visits by appointment

Where this guide's *facts come from*

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- Business Observer, The Shops at Wiregrass new retailers (April 2026)
- Wiregrass Ranch Sports Campus listing; Wesley Chapel Neighborhood News on KRATE at The Grove
- Pasco County Schools; SchoolDigger, Niche and GreatSchools school data
- OpenStreetMap routing for approximate drive distances

Information is deemed reliable but not guaranteed and should be independently verified. Neighborhood boundaries, village names, school assignments, amenities, fees, flood zones and market figures change and vary by source. Drive distances are approximate. This guide is for general information and is not legal, tax, insurance, engineering or financial advice. Photographs by Mark Middleton, straightened and cropped, with skies replaced using Mark Middleton's own Florida sky photography and seasonal decorations removed; no color filters applied. If your property is currently listed with another real estate broker, please disregard this material. It is not our intention to solicit the offerings of other real estate brokers. Compass is a licensed real estate broker in Florida and abides by Equal Housing Opportunity laws. Mark Middleton, Broker Associate, Compass Florida, LLC.

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Thinking about Estancia? Let's walk it together.

MARK MIDDLETON · BROKER ASSOCIATE · COMPASS

727-871-7653
mark@middletontampabay.com
middletontampabay.com