🌴 SOUTHSHORE FALLS RESIDENT QUICK GUIDE

27 NORTH REALTY
NAVIGATE HOME

Monthly HOA Fee Under $400
🚫 No CDD Fee

Why Residents Love It!

Southshore Falls is a cozy, gated 55+ community of one-story homes and villas just off US 41, minutes from the new Walmart and MiraBay shopping. The HOA cares for the outside, so snowbirds can lock up, head north and come back to everything just as they left it.

Shawna Calvert, REALTOR®
(509) 294-6818
RelocatingToParadise.com
27North Realty

Live the Dream at ✨Southshore Falls!✨

🏡 What the HOA Covers

🛡️ 24-hour staffed gate + resident-only back gate
🌱 Lawn, landscaping, irrigation & exterior water
🐜 Periodic pest control & roof pressure cleaning
🎨 Exterior repainting on the villas & quads
🚤 Private roads, pools & the Wellspring Club

🎾 Resort-Style Amenities

🏖️ Three heated pools, including a lazy-river-style lagoon pool, plus a spa
💪 Fitness center with classes
🏢 14,000 sq ft Wellspring Club: ballroom, café, library, card room, billiards & craft studio
🎾 Tennis, pickleball, bocce, cornhole, ping pong & putting green
🚶 About 4.6 miles of trails past large ponds
🎉 Full-time activities director & dozens of clubs

📌 Key Community Rules

📋 Exterior Changes: Must be pre-approved by the Architectural Review Board (ARB)
🇺🇸 Flags: Up to 2 flags allowed (max 4.5’ x 6’ each, per FL Statute 720)
👨‍👩‍👧 Guests: Residents are responsible for family/guest behavior at all facilities
🐾 Pets: Allowed, but leashed in common areas and per guidelines
🚤 Pool Use: Follow posted pool rules; staff may ask violators to leave

LIFE AT SOUTHSHORE FALLS







Clubs & Activities

Cards & games: bridge, canasta, euchre, mah jongg, poker, bunco, trivia
Fitness: yoga, tai chi, water aerobics, line dancing, hiking
Sports: pickleball, tennis, bocce, golf, softball, bike club
Creative: arts & crafts, painting, photography, book club, musicians' jam
Social: travel club, veterans group, singles group & dozens more

Insider Tips

55+ community: review the HOA's age and occupancy rules before you buy.
Built high: AE flood zone, but built at 10 ft and above, and the community has not flooded in any hurricane.
Pond-front homesites: many homes back up to large ponds or conservation lots.
Home sizes: villas about 1,363 to 1,650 sq ft; single-family about 1,730 to 2,544 sq ft.

Shawna Calvert, REALTOR® | (509) 294-6818
RelocatingToParadise.com | 27North Realty

Scan to see Southshore Falls homes for sale and my full community guide