



THE BABCOCK RANCH GUIDE

Southwest Florida Community Guide · 2026



AMERICA'S FIRST SOLAR-POWERED TOWN

Babcock Ranch

The complete resident's guide to all 22 neighborhoods, builders, price points, and lifestyle.
From your local guide, Michael Cirone.

AT A GLANCE

Welcome to Babcock Ranch

22

NEIGHBORHOODS

18,000

ACRES

2018

FIRST RESIDENTS

50+

MILES OF TRAILS

Babcock Ranch is a master-planned town in Charlotte County, about 25 minutes from Punta Gorda and 30 minutes from Fort Myers. Built around a large solar energy center, resilient infrastructure, and miles of trails, it blends new construction with a true small-town feel centered on Founder's Square.

WHY PEOPLE LOVE IT

- Solar-powered town designed to keep the lights on through storms
- Founder's Square: restaurants, coffee, events, and the lake
- Golf-cart friendly streets, trails, parks, and community pools
- On-site K-12 public charter school
- New construction from many of Florida's top builders
- Options from first-time buyer villas to 55+ and luxury estates

ALL NEIGHBORHOODS AT A GLANCE

Trails Edge	Lennar, Meritage	Entry-Level & First-T	From the \$300s
Parkside	Pulte, Del Webb	Active Adult 55+	From the \$350s
Lake Timber	Divco, Florida Lifestyle Homes	Established Waterfron	From the \$600s
Regency	Toll Brothers	Executive & Luxury	From the \$700s
Edgewater	Lennar	Family & Move-Up	From the \$400s
Crescent Lakes	Christopher Alan, Homes by Towne	Boutique Custom	From the \$500s
Tucker's Cove	Pulte, Christopher Alan	Amenity-Rich Family	From the \$450s
Northridge	Multiple	Next Phase / New Rele	From the \$500s
Verde	Christopher Alan, Meritage	Eco & Nature-Forward	From the \$500s
Alta Key	Alta Key Homes	Boutique 55+ Active A	From the \$400s
Creeside Run	Multiple Babcock Ranch Builders	New Release, Family &	From the \$400s
Crescent Grove	Meritage Home Builders	Low-Maintenance Villa	Sold out / resale
The Preserve at Babcock Ranch	Meritage Home Builders	Boutique Villa Commun	Sold out / resale
Babcock National	Lennar Builders	Golf & Resort Lifesty	From the \$400s
Terra Walk	DiVosta / Pulte Builders	Low-Maintenance Villa	From the \$400s
Webbs Reserve	Lennar Builders	Family & Move-Up	From the \$400s
Palmetto Landing	DR Horton Builders	Entry-Level & First-T	From the \$300s
The Sanctuary	Wm. Ryan Builder	Boutique Custom-Style	From the \$500s
Sabal Glen	Lennar Builders	Family & Nature-Forwa	From the \$400s
Townwalk	Park Square Homes	Townhome & Lock-and-L	From the \$400s
Willowgreen	Lennar Builders	Family & Move-Up	From the \$400s
Lake Babcock Estates	Multiple Custom Builders	Established Waterfron	Sold out / resale

Every Babcock Ranch village

Trails Edge

ENTRY-LEVEL & FIRST-TIME BUYERS

Lennar, Meritage • From the \$300s

Trails Edge is the most accessible entry point into Babcock Ranch. Designed around walkability to Founder's Square and the community's K-12 school, it attracts first-time buyers, young families, and anyone who wants the Babcock lifestyle without the executive-tier price tag.

Homes: Attached villas (1,400, 1,800 sq ft) and single-family homes (1,600, 2,400 sq ft). Two and three-bedroom floor plans dominate. Lennar's Next Gen suites and Meritage's energy-efficient builds are popular here.

Amenities: Dedicated neighborhood pool and cabana; Direct trail access to Founder's Square; Walkable to the K-12 school and daycare; Community dog park within Trails Edge

Best for: First-time buyers entering Babcock Ranch; Young families prioritizing school proximity; Buyers who want lock-and-leave villa living

Parkside

ACTIVE ADULT 55+

Pulte, Del Webb • From the \$350s

Parkside is Del Webb's gated 55+ village inside Babcock Ranch, which means you get two lifestyles for the price of one, the age-restricted resort amenities of Del Webb plus full access to everything the broader Babcock Ranch community offers.

Homes: Single-family homes from 1,400 to 2,900+ sq ft. Del Webb's Palmary, Prosperity, and Mainstay floor plans are the most-requested. Zero-step entries, wider hallways, and owner's suites on the main level.

Amenities: Private resort clubhouse for Parkside residents; Resort pool, lap pool, and spa; Pickleball, tennis, and bocce courts; Full-time lifestyle director and social calendar; Fitness center and movement studio

Best for: Buyers 55+ relocating from the Northeast or Midwest; Snowbirds wanting a lock-and-leave second home; Anyone who wants an instant social network

Lake Timber

ESTABLISHED WATERFRONT

Divco, Florida Lifestyle Homes • From the \$600s

Lake Timber is one of the two founding neighborhoods of Babcock Ranch. Homes here have had time to season, the trees are taller, the landscaping is mature, and the community feels lived-in rather than under construction.

Homes: Semi-custom and custom single-family homes, generally 2,200, 4,500+ sq ft. Lakefront and lake-view homesites are the premium tier. Divco is the primary builder along with a handful of custom builders on the remaining lots.

Amenities: Walk-out access to Founder's Square dining and shops; Lakefront boardwalks and kayak launches; Direct trail access to the 50+ mile network; Slaters Goods & Provisions and Lake House Kitchen nearby

Best for: Buyers who want an established, mature streetscape; Waterfront lovers, kayakers, paddleboarders; Anyone who wants to walk to dinner

Every Babcock Ranch village (cont.)

Regency

EXECUTIVE & LUXURY

Toll Brothers • From the \$700s

Regency is Toll Brothers' flagship neighborhood inside Babcock Ranch and the closest thing the community has to a true luxury enclave. Bigger lots, higher ceilings, and the elevated finish level Toll is known for.

Homes: Toll Brothers single-family homes from 2,400 to 4,800+ sq ft. Standard features include tray ceilings, gourmet kitchens, oversized 3-car garages, and options for casitas, pool baths, and outdoor kitchens.

Amenities: Private Regency clubhouse and resort pool; Fitness center and movement studio; Pickleball and tennis courts; Gated entry

Best for: Executive buyers relocating from luxury markets; Multi-generational households wanting casita options; Buyers who want new construction at the top of the market

Edgewater

FAMILY & MOVE-UP

Lennar • From the \$400s

Edgewater sits in the family-first sweet spot of Babcock Ranch, bigger than Trails Edge, more affordable than Regency, and built around parks, splash pads, and school access.

Homes: Lennar single-family homes, 1,800, 3,500 sq ft. The Everything's Included package (appliances, blinds, smart home tech) is standard, which keeps the buying experience simple.

Amenities: Multiple pocket parks and splash pads; Lake-view homesites on select streets; Walkable to the elementary campus; Trail connections to Founder's Square

Best for: Families with school-age kids; Move-up buyers coming from Fort Myers or Cape Coral; Buyers who want new construction without customization stress

Crescent Lakes

BOUTIQUE CUSTOM

Christopher Alan, Homes by Towne • From the \$500s

Crescent Lakes is a smaller, more boutique enclave inside Babcock Ranch. The build roster leans regional and semi-custom, which gives buyers more room to modify floor plans than the national-builder villages.

Homes: Semi-custom single-family homes from 2,000 to 3,800 sq ft. Christopher Alan and Homes by Towne offer more flexibility on layouts, elevations, and finishes than Lennar or Pulte.

Amenities: Lake-view and preserve-view homesites; Direct trail connections; Access to all master Babcock amenities

Best for: Buyers who want to tweak floor plans; Design-forward buyers who care about elevations and finishes; Anyone burned out on cookie-cutter production homes

Every Babcock Ranch village (cont.)

Tucker's Cove

AMENITY-RICH FAMILY

Pulte, Christopher Alan • From the \$450s

Tucker's Cove is one of the newer Babcock villages and it was designed with its own dedicated amenity center from day one, a real differentiator versus older neighborhoods that share master amenities.

Homes: Pulte and Christopher Alan single-family homes, 1,700, 3,600 sq ft. Pulte's Mystique, Prestige, and Stellar Grand plans anchor the lineup.

Amenities: Private Tucker's Cove clubhouse and pool; Fitness center and event lawn; Playground and splash zone; Full access to master Babcock trails and amenities

Best for: Families who want private amenities without leaving the neighborhood; Buyers who want a newer construction cohort; Anyone who prioritizes pool access within walking distance

Northridge

NEXT PHASE / NEW RELEASE

Multiple • From the \$500s

Northridge is the current growth edge of Babcock Ranch, the newest phase to open homesites and floor plans. If you want first pick of lots, this is where selection lives right now.

Homes: Multi-builder lineup across single-family homes from 1,800 to 4,200+ sq ft. Newer floor plans from Lennar, Pulte, and Toll all show up here.

Amenities: First access to the newest master amenity phases; Homesites with preserve, lake, and green-belt options; Extension of the 50+ mile trail network

Best for: Buyers who want the newest floor plans on the market; Investors betting on appreciation as the phase matures; Anyone who wants to choose the lot, not settle for what's left

Verde

ECO & NATURE-FORWARD

Christopher Alan, Meritage • From the \$500s

Verde leans hardest into Babcock Ranch's sustainability story. Preserve-adjacent homesites, native landscaping, and Meritage's energy-efficient builds make this the pick for eco-minded buyers.

Homes: Christopher Alan and Meritage single-family homes, 1,900, 3,400 sq ft. Meritage's spray-foam insulation, HERS-rated builds, and solar-ready packages are the differentiators.

Amenities: Preserve-adjacent and greenway homesites; Direct access to the 50+ mile trail system; Native, low-water landscaping; Solar-ready construction packages available

Best for: Sustainability-minded buyers; Trail runners, cyclists, and nature lovers; Buyers who want the lowest possible utility bills

Every Babcock Ranch village (cont.)

Alta Key

BOUTIQUE 55+ ACTIVE ADULT

Alta Key Homes • From the \$400s

Alta Key is Babcock Ranch's boutique 55+ neighborhood, built by Alta Key Homes as an intentionally smaller alternative to the larger Del Webb enclave. Residents get a private, gated amenity set plus full access to everything the broader Babcock Ranch community offers, solar power, 50+ miles of trails, Founder's Square, and the K-12 campus.

Homes: Single-family, low-maintenance homes designed for main-floor living. Zero-step entries, wider hallways, owner's suites on the main level, and energy-efficient construction packages tailored to Babcock Ranch's solar-powered infrastructure.

Amenities: Private gated entry and boutique clubhouse; Resort-style pool and spa exclusive to Alta Key residents; Pickleball and bocce courts; Fitness center and social calendar; Full access to master Babcock Ranch trails, dining, and events

Best for: Buyers 55+ who want a smaller, more intimate neighborhood; Snowbirds looking for a lock-and-leave second home; Active adults who want Babcock's lifestyle without a mega-community feel

Creekside Run

NEW RELEASE, FAMILY & MOVE-UP

Multiple Babcock Ranch Builders • From the \$400s

Creekside Run is one of Babcock Ranch's newest neighborhoods, positioned along natural creek and preserve corridors. It's a fresh phase with a multi-builder lineup, which means buyers get first pick of homesites, the newest floor plans on the market, and the appreciation upside of getting in early on a still-maturing village.

Homes: Single-family homes from the low 1,800s to 3,600+ sq ft across multiple Babcock Ranch builders. Expect updated floor plans, flex rooms, extended lanais, and solar-ready energy packages.

Amenities: Creek and preserve-adjacent homesites; Direct connection to the 50+ mile trail network; Walkable to Founder's Square amenities as the phase completes; Full access to master Babcock Ranch pools, schools, and events

Best for: Families who want a brand-new construction cohort; Move-up buyers coming from Fort Myers, Cape Coral, or out of state; Buyers who want first-pick homesites on preserve or creek views

Crescent Grove

LOW-MAINTENANCE VILLA LIVING

Meritage Home Builders • 100% Sold Out • 100% SOLD OUT

Crescent Grove was one of Babcock Ranch's early villa neighborhoods, built by Meritage Homes with an emphasis on energy efficiency, low maintenance, and walkable access to the broader community. The community is now fully sold out, so buyers are looking at resale inventory when it becomes available.

Homes: Twin villas and attached single-family homes with Meritage's energy-efficient packages. Floor plans typically range from 1,400 to 1,800 sq ft with two to three bedrooms, open living spaces, and covered lanais.

Amenities: Private community pool and cabana; Low-maintenance landscaping included; Walkable to trails and Founder's Square; Energy-efficient, solar-ready construction

Best for: Buyers seeking resale villa inventory; Snowbirds wanting lock-and-leave living; Energy-conscious buyers who prefer a smaller footprint

Every Babcock Ranch village (cont.)

The Preserve at Babcock Ranch

BOUTIQUE VILLA COMMUNITY

Meritage Home Builders • Resale Only • 100% SOLD OUT • RESALE ONLY

The Preserve at Babcock Ranch is a boutique villa neighborhood built by Meritage Homes. With just a limited number of homesites, it sold out quickly and now trades primarily on the resale market. The community is designed for buyers who want villa convenience with a private amenity set and direct access to Babcock's trail network.

Homes: 2-bedroom, 2-bathroom twin villas with a versatile den, ranging from 1,503 to 1,631 sq ft.

Open-concept living areas, covered lanais, and energy-efficient construction packages are standard.

Amenities: Private community pool and cabana; Bocce ball court; Low-maintenance, lock-and-leave living;

Direct trail connections; Walkable to Founder's Square amenities

Best for: Buyers looking for resale villa inventory; Snowbirds and seasonal residents; Those who want a private pool without yard maintenance

Babcock National

GOLF & RESORT LIFESTYLE

Lennar Builders • From the \$400s

Babcock National is one of the most amenity-forward villages in Babcock Ranch, built by Lennar around an 18-hole championship golf course. The neighborhood is designed for buyers who want a true resort lifestyle, fairway views, a grand clubhouse, and a social calendar built around the game.

Homes: Lennar single-family homes and villas from the \$400s to \$700s+. Floor plans range from low-maintenance villas around 1,500 sq ft to larger single-family homes exceeding 3,000 sq ft. Lennar's Everything's Included package is standard.

Amenities: 18-hole Babcock National golf course; Grand clubhouse with dining and social spaces; Resort pool, fitness center, and tennis/pickleball courts; Golf-cart-friendly street design; Trail connections to Founder's Square

Best for: Golfers who want course-front living; Buyers seeking resort-style amenities; Active adults and families wanting a clubhouse lifestyle

Terra Walk

LOW-MAINTENANCE VILLA LIVING

DiVosta / Pulte Builders • From the \$400s

Terra Walk is a villa-focused neighborhood by DiVosta and Pulte, designed for buyers who want the Babcock Ranch lifestyle without the yard work. The community emphasizes low-maintenance living with a private amenity center and walkable trail connections.

Homes: Attached and twin villas from approximately 1,400 to 2,200 sq ft. Open-concept floor plans, covered lanais, and flexible den spaces are common. DiVosta's built-in smart home and Pulte's design options give buyers meaningful choice.

Amenities: Private Terra Walk clubhouse and pool; Low-maintenance landscaping included; Fitness and social spaces; Trail connections to the broader Babcock Ranch network; Golf-cart-friendly streets

Best for: Snowbirds and seasonal residents; Downsizers who want lock-and-leave living; Buyers prioritizing private amenities and low maintenance

Every Babcock Ranch village (cont.)

Webbs Reserve

FAMILY & MOVE-UP

Lennar Builders • From the \$400s

Webbs Reserve is a Lennar-built neighborhood positioned for families and move-up buyers who want newer construction, community amenities, and proximity to Babcock Ranch's schools and trail network.

Homes: Lennar single-family homes from approximately 1,700 to 3,200 sq ft. The Everything's Included package covers appliances, smart home tech, and window treatments, making the buying process straightforward.

Amenities: Community pool and cabana; Playground and open green space; Trail connections to schools and Founder's Square; Underground utilities and fiber internet; Golf-cart-friendly street network

Best for: Families with school-age children; Move-up buyers from Fort Myers or Cape Coral; Buyers who want new construction without customization stress

Palmetto Landing

ENTRY-LEVEL & FIRST-TIME BUYERS

DR Horton Builders • From the \$300s

Palmetto Landing is one of the more affordable entry points into Babcock Ranch, built by DR Horton. The neighborhood delivers new-construction value with access to the same solar-powered infrastructure, trails, schools, and amenities that define the broader community.

Homes: DR Horton single-family homes and townhomes from the \$300s to \$500s. Floor plans typically range from 1,400 to 2,600 sq ft with open living spaces, covered lanais, and energy-efficient construction.

Amenities: Community pool and recreational amenities; Trail access to the 50+ mile Babcock Ranch network; Proximity to schools and Founder's Square; Solar-powered infrastructure; Golf-cart-friendly streets

Best for: First-time buyers entering Babcock Ranch; Young families looking for new construction value; Investors seeking accessible price points

The Sanctuary

BOUTIQUE CUSTOM-STYLE LIVING

Wm. Ryan Builder • From the \$500s

The Sanctuary is built by Wm. Ryan Homes, a regional builder known for design flexibility and elevated finishes. The neighborhood appeals to buyers who want something more distinctive than production-builder standard offerings without the full custom price tag.

Homes: Wm. Ryan single-family homes from approximately 2,000 to 3,500 sq ft. Buyers can expect flexible floor plans, upgraded exterior elevations, and more finish choices than typical national-builder communities.

Amenities: Private community pool and amenity area; Preserve and green-space homesites; Trail connections to the broader Babcock Ranch network; Underground utilities and fiber internet; Golf-cart-friendly streets

Best for: Buyers who want more design flexibility; Move-up buyers seeking elevated finishes; Those who prefer a boutique builder experience

Every Babcock Ranch village (cont.)

Sabal Glen

FAMILY & NATURE-FORWARD

Lennar Builders • From the \$400s

Sabal Glen is a Lennar-built village that leans into Babcock Ranch's nature-forward identity. Homes are arranged around preserves and green corridors, giving residents a quieter, more private setting while keeping community amenities close.

Homes: Lennar single-family homes from approximately 1,700 to 3,000 sq ft. The Everything's Included package is standard, with open-concept plans, covered lanais, and smart home features.

Amenities: Community pool and recreational area; Preserve-adjacent homesites; Direct trail connections; Solar-powered infrastructure; Golf-cart-friendly streets

Best for: Families wanting newer homes near nature; Buyers who value privacy and green views; Move-up buyers from nearby Southwest Florida markets

Townwalk

TOWNHOME & LOCK-AND-LEAVE

Park Square Homes • From the \$400s

Townwalk by Park Square Homes brings townhome living to Babcock Ranch. With multi-story floor plans, attached garages, and low-maintenance exteriors, it's designed for buyers who want a more urban feel inside a master-planned community.

Homes: Park Square townhomes from approximately 1,500 to 2,400 sq ft. Multi-story plans with open living areas, rooftop terraces or balconies, and attached garages are common.

Amenities: Community pool and gathering spaces; Low-maintenance exterior and landscaping; Walkable to trails and Founder's Square; Golf-cart-friendly streets; Underground utilities and fiber internet

Best for: Buyers who prefer townhome living; Professionals and empty-nesters wanting low maintenance; Those who want walkable amenities without yard work

Willowgreen

FAMILY & MOVE-UP

Lennar Builders • From the \$400s

Willowgreen is a Lennar-built village in Babcock Ranch designed for families and move-up buyers. The neighborhood offers a range of home sizes, community amenities, and homesites with green-space or preserve views.

Homes: Lennar single-family homes from approximately 1,800 to 3,200 sq ft. Open-concept living, covered lanais, and the Everything's Included package make these homes move-in ready.

Amenities: Community pool and cabana; Playground and open green space; Trail connections to schools and Founder's Square; Preserve and green-belt homesites; Solar-powered infrastructure

Best for: Growing families needing room to expand; Move-up buyers relocating within Southwest Florida; Buyers who want new construction with community amenities

Every Babcock Ranch village (cont.)

Lake Babcock Estates

ESTABLISHED WATERFRONT ESTATES

Multiple Custom Builders · Resale Only · 100% SOLD OUT · RESALE ONLY

Lake Babcock Estates is one of the most established neighborhoods in Babcock Ranch, located on the Lake Timber side just steps from Founder's Square. With mature landscaping, custom lakefront homes, and a lived-in feel, it offers the polished version of the Babcock Ranch lifestyle, golf carts, trails, parks, and modern homes make everyday living easy.

Homes: Custom and semi-custom single-family homes, generally 2,400 to 4,500+ sq ft. Lakefront and lake-view homesites command the highest premiums. Multiple custom builders contributed to the architectural variety here.

Amenities: Walk-out access to Founder's Square dining and shops; Lakefront boardwalks and kayak launches; Direct trail access to the 50+ mile network; Mature landscaping and established streetscapes; Slaters Goods & Provisions and Lake House Kitchen nearby

Best for: Buyers who want an established, mature neighborhood; Waterfront lovers and outdoor enthusiasts; Anyone who wants to walk to dinner, events, and shops



YOUR LOCAL GUIDE

Ready to see Babcock Ranch?

Tour neighborhoods, compare builders, and get honest, resident-level advice before you buy. No pressure, no scripts.



Michael Cirone

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