

CALL 888.756.7780

A TRAILBLAZER'S FIELD GUIDE

REVERIE
— AT TRAILMARK —





REVERIE
— AT TRAILMARK —



A TRAILBLAZER OWNER'S CHECKLIST

1. THE COMMUNITY
2. THE DESIGN
3. THE FEATURES
4. CHOOSING YOUR HOME
5. AMENITIES
6. PASTIMES & PROGRAMMING
7. TRAILMARK
8. THE NEIGHBORHOOD & BEYOND

INTRODUCING AMERICA'S FASTEST GROWING HOMEBUILDER



DREAM FINDERS HOMES
ACTIVE ADULT LIFESTYLE

Dream Finders Active Adult Lifestyle is a division of Dream Finders Homes, a privately-owned, Jacksonville-based company that has rapidly grown into one of the nation's fastest-growing homebuilders, positioned within 90 communities throughout Florida, Georgia, South Carolina, Virginia, Maryland, Texas, and Colorado.

The company's remarkable growth is a direct result of its dedication to ensuring continued customer delight. An uncompromising commitment to building energy-efficient homes of superior workmanship and value, along with extraordinary levels of transparency and personalization in the homebuying and homebuilding process, sets Dream Finders apart.

Reverie presents a variety of beautiful, single-family designs in an intimate, gated community with a warm and welcoming character that will have you saying...

"There's no place like home!"

REMEMBER TO CHECK OUT THE WEBSITE
DREAMFINDERSACTIVEADULT.COM



Rev·er·ie

(N) A state of being pleasantly lost in one's thoughts; a daydream



Reverie at TrailMark invites you to become one of the first to author life along the river. Join us as a “Trailblazer” as we share initial designs for your future home, amenities, and lifestyle. We see this as an opportunity to be one of the first to help shape Dream Finders Homes Active Adult Lifestyle’s newest 55+ community, Reverie. This intimate, private enclave provides a connection to nature and the region’s greatest attractions, from pristine ocean beaches to PGA championship golf courses and walkable, historic St. Augustine.

Become a founding owner and help us define Reverie for your neighbors and future residents. Learn more about this limited-time opportunity to grow Reverie’s roots and become a Trailblazer.

your journey starts here

“Do not go where the path may lead,
go instead where there is no path
and leave a trail.”

- Ralph Waldo Emerson

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Nestled under a towering canopy of mature pine and oak trees, the community offers lakeside and preserve homesites with “nature in your backyard.” Reverie will have 550 homes featuring preserve and lakefront views, ranging from approximately 1,500 to 3,000 sq. ft. Reverie provides the convenience of a low-maintenance lifestyle along with gated controlled access facilitates a carefree, lifestyle for active adults on the go!





REVERIE LIFESTYLE
AND AMENITIES AWAIT



A PARADISE WAITING TO BE EXPLORED

Welcome to a Life Along the River Rooted in the Land and its History



Reverie offers an extensive ecosystem of social, recreational, and health and wellness amenities, introducing a lifestyle that is enriched by daily connections to friends, fitness, and nature. Our private amenities include an impressive lakeside complex featuring a rustic clubhouse with fireplace, catering kitchen, and numerous indoor and outdoor social, recreational, and meeting spaces.

We enlisted the award-winning, Jacksonville based Basham and Lucas Design Group to create a truly distinctive and inspiring sense of place. Reverie's authentic lowcountry architectural theme includes rustic farmhouse and barn-style elements evoking the region's timeless rural heritage. This captivating theme is expressed in every charming, exquisitely detailed feature of the community's gated entry, landscape and amenities – all overlooking the lakes, green spaces and wooded preserves of Reverie and TrailMark's tranquil natural setting.



THE RETREAT Amenity Center

ENDLESS ACTIVITIES AND GOOD
TIMES AWAIT AT REVERIE.



- Gated entry access
- Over 4,600 sq. ft. lakeside clubhouse
- Indoor & outdoor social spaces
- Clubhouse firepit
- Fitness center
- Pool & spa
- Catering kitchen
- Six tournament-class pickleball courts
- Additional sport courts, including bocce ball
- Bier garden with pavilion under oak hammock & access to multiple scenic trails & canoe launches
- Food truck & farmers market pavilion



PRELIMINARY CONCEPT OF PRIVATE ENTRY

An aerial rendering of a large, multi-story building with a prominent red and white gabled section, surrounded by lush landscaping and a large swimming pool. The building is situated on a peninsula with a body of water in the background. A parking lot with several vehicles is visible in the foreground.

RETREAT AT REVERIE IS THE COMMUNITY'S
LOWCOUNTRY-INSPIRED AMENITY CENTER.

A wide-angle rendering of the swimming pool area, showing the pool, surrounding greenery, and the building in the background. The pool is surrounded by a paved deck and has several people swimming. The building is a large, multi-story structure with a red and white gabled section.

RESIDENTS ENJOY SPARKLING LAKE VIEWS
FROM TROPICAL SWIMMING POOL.

An aerial rendering of six pickleball courts, each with a green surface and a net. The courts are surrounded by lush landscaping and a body of water in the foreground. A building is visible in the background.

SIX TOURNAMENT-CLASS PICKLEBALL COURTS
INVITE PLAYERS OF EVERY SKILL LEVEL.



LIVING AT TRAILMARK

Access to Additional Amenities and Programming



In addition to your own private amenities at Reverie, an abundance of existing amenities await. TrailMark offers a variety of outdoor social and recreational facilities, miles of trails, and a kayak and canoe launch on navigable Sixmile Creek. The local area also abounds in parks, preserves, endless boating and fishing opportunities, numerous golf courses, and dazzling Atlantic Ocean beaches, including Anastasia State Park. Reverie residents will also have access to the following TrailMark amenities, including:

- Resort Style Pool
- Splash Park
- Lakeside Camp House
- Walking & Bike Trails
- Playground
- Sand Volleyball
- Pickleball Court
- Oak Grove Park
- Lifestyle Director
- Fitness Center
- Kayak Launch to St. Johns River
- Multi-Purpose Play Fields
- Winding Waterways
- Basketball
- Four Square
- Future secondary pool
- Monthly Events

TrailMark residents take special pride in fostering a close-knit community where new residents are welcomed, people look out for each other, and neighbors form lasting friendships. A vibrant calendar of social activities and events in the community's recreational facilities, clubhouses, and event spaces provide endless opportunities for social interaction and fun.



TRAILMARK

COMMUNITY TRAIL SYSTEM

TRAILS	SURFACE	LENGTH	TRAILS	SURFACE	LENGTH
1 Timberline	Natural	2.2 miles	8 Three Bridges	Paved	0.6 miles
2 Armadillo Loop	Natural	0.4 miles	9 To-The-Creek	Paved	0.7 miles
3 Riding Bear	Paved	2.0 miles	10 Jogger's Trace	Paved	0.5 miles
4 Blue Heron	Paved	0.7 miles	11 Power Line	Stone	0.9 miles
5 Adventure Trail	Shell Rock	0.1 miles	12 Oak & Owl	Natural	0.2 miles
6 Central Lake Loop	Paved	1.1 miles	13 Six Mile Kayak	Water	0.9 miles
7 Stone Skip Point	Shell Rock	0.1 miles			

OVER 24 MILES OF TRAILS



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OVER 24 MILES OF TRAILS

DESIGNING THE LIFESTYLE OF REVERIE



Entertaining Outdoors | On the Water | Walk, Run, Kayak or Ride

Reverie introduces countless activities and adventures to fulfill your every desire. As a Trailblazer owner, you will have the opportunity to curate the lifestyle at Reverie and provide your input on Reverie's calendar of events and activities. Life at Reverie can be as diverse, imaginative and engaging as you wish.

SEASONAL EVENTS

Who doesn't like to celebrate a holiday? We can create memorable events for holidays such as Valentine's Day Formal • St. Patrick's Day Block Party • Easter Parade • Memorial Day • July 4th Labor Day • Veteran's Day • Halloween Holiday Formal and so much more!

CLUBS & GROUPS

Cards • Bridge • Billiards • Crafts • Veterans Fishing • Pickleball • Book Club • Travel • Dog Lovers • Volunteers • Photography • Acting Philanthropy • Walking • Ladies and Men's Golf and so many more.

ACTIVITIES

Happy Hour Specials • Wine Pairing • Educational Classes • Cooking Demonstrations • Live Tribute Band Concerts • Comedy Shows • Ladies Craft Night • Men's Game Night • International Dining Series • Murder Mystery Dinner Show • Bingo Bunco • Trivia Night • Pickleball Tournaments Poolside Live Music • Day Trips • Dive In Movie Night • Classic Car Shows • Food Truck Friday SK for Local Charities • Grandkids Day

FITNESS & WELLNESS

Health & Wellness Educational Seminars
Fitness Classes • Wellness Checks & Screenings
Private Fitness Instruction • Dance Classes
Fitness Boot Camps'

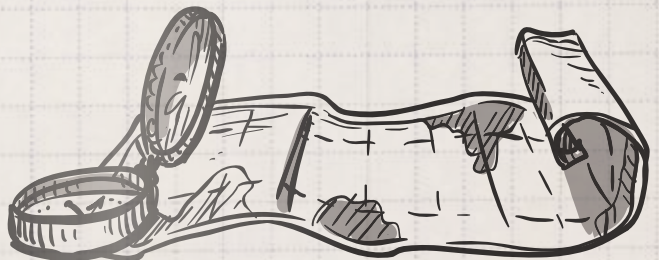


THE RIVER, THE OCEAN, AND ST. AUGUSTINE AT YOUR DOORSTEP



Reverie at TrailMark enjoys an ideal location in the heart of Northeast Florida, a paradise waiting to be explored – from St. Augustine’s charming Historic District to Jacksonville downtown, championship golf, and pristine Atlantic beaches.

Convenient to the interstate and international airports, top-rated healthcare facilities and hospitals include the world-renowned Mayo Clinic. World-class centers for arts and culture, shopping, recreation, entertainment, and continuing education abound. Over 100 area restaurants include inspired cuisine by 19 chefs on America’s Best Chef list. A golf mecca, nearby courses include the PGA World Golf Hall of Fame, King & Bear, and TPC Sawgrass, among others.





LIFE ALONG THE RIVER

Homes and amenities encourage you to enjoy the outdoors from sunrise to sunset



Each home is designed to feature natural light and elevate outdoor living with all the comforts of home: open floor plans, private owner's suites and attractive entertaining spaces. Front porches and shaded lanais beckon you to enjoy an afternoon nap or an evening meal with friends. We invite you to browse our preliminary selection of floor plans and features to find the one that is the perfect fit for you and your lifestyle!

ELEGANT INTERIORS

- Nine Foot (9') or Optional Ten Foot (10') Flat Ceilings
- 8' Tall Interior Door Standard
- Buyer Choice of included Seventeen-Inch (17") or Eighteen-Inch (18") Ceramic Floor Tile in Foyer, Kitchen, Nook/Cafe, ALL Baths, and Laundry
- Eighth-Inch (1/8") Grout Lines on All Tile
- Three and a Half Inch (3.5") Base Board
- Wood Capped Window Sills and Sills in Niches
- Wood Capped Half-Walls, Per Plan
- Sea Gull Lighting Package, Including LED Flush Mounted Lights
- Decorative Rocker Light Switches Throughout Entire Home
- Kwikset Satin Nickel Door Levers
- Sherwin Williams Interior Flat Finish Paint for Walls and Semi-Gloss for Trim
- Dream Weaver Carpet with 10-year Assurance Warranty
- Knock Down Ceiling Texture
- Orange Peel Texture on Walls
- Raised Two-Panel Smooth Square Top Interior Doors
- High-Speed Wiring Including Cable TV Outlets in ALL Bedrooms and Family Room; a Minimum of Four (4) RG6 Television Outlets, Two (2) CAT5 Phone Outlets, and One (1) USB Port in the Kitchen
- Ventilated Closet and Pantry Shelving
- Pre-Wired and Braced for Ceiling Fans in Living Room, Family Room, All Bedrooms and Lanai
- Large Walk-In Closets, Per Plan
- Hinge Activated Energy Efficient Closet Lighting
- Chrome Towel Bar and Toilet Paper Holder in All Baths
- Positive Air with All Direct Returns HVAC System on All Homes
- TRANE 16-SEER HVAC with Variable Speed Unit and Programmable Thermostat
- HVAC Location Designed for Optimal Efficiency and Cost Savings
- Security System Prewire at Windows and Doors on First Floor

BOLD EXTERIORS

- Limited Lifetime Warranty 130 MPH Anti-Fungus Architectural Shingles
- Covered Lanai Included, Per Plan
- Carriage Lights or Soffit Canlights at Garage Entry
- Vinyl Low-E Energy Efficient Advanced Performance Tilt Windows
- HardiePlank Lap Siding
- Raised Panel Shutters on Windows and Gable Vents, Per Plan
- Garage Door Opener(s) with Two Remotes Included
- Maintenance Free Sixteen-Inch (16") Vinyl Soffits for Bold Appearance and Energy Efficiency, Per Plan
- Vinyl Ceilings on Lanai and Porches
- Professional Designer Landscape Packages
- Full Sod Home site – St. Augustine Grass
- Full Irrigation System with Programmable Automatic Timer
- Sherwin Williams Acrylic Latex Exterior Paint
- Insulated Fiberglass Front Door with Kwikset Deadbolt
- Finished Garage with Drywall, Trim and Paint
- Overhead Lighting in Garage
- Engineered and Built to Meet the Newest Building Code for Hurricane Wind Load Requirements
- Two (2) Exterior Hose Bibs
- Two (2) Weather-Protected Electrical Outlets
- ALL Slabs and Footers Poured with 3,000 PSI Concrete with Fiber Mesh
- Door Chime

ADDITIONAL FEATURES
ON NEXT PAGE



LUXURIOUS BATHS

- DensShield® Tile Backer in All Showers with Liquid Waterproofing Applied at Corners
- Dual Vanities in EVERY Master Bathroom, Per Plan
- Moen Two-Handle Chrome Faucets
- Window Over Master Tub, Per Plan
- Comfort Height Toilets
- Raised Height Vanity with Plated Glass Mirrors in All Bathrooms
- Recessed Lighting In Master Shower and Garden Tub, Per Plan
- Three-Centimeters (3cm) Thick Granite with Six-Inch (6") Backsplash in All Bathrooms

DESIRABLE KITCHENS

- Granite Kitchen Counters, Three Centimeters Thick (3 CM), with Six-Inch (6") Tall Granite Backsplash
- Three Included Designer Granite Edge Finishes to Choose
- Whirlpool STAINLESS STEEL Appliance Package; Including a Free-Standing Gas Range, Built-In Microwave Over Range, and Quiet Partner Dishwasher
- Cabinetry with Forty-Two Inch (42") Upper Cabinets
- 1/3 HP Garbage Disposal
- Stainless Steel Undermount Sinks available in either single bowl or double bowl 50/50 and 60/40 splits
- Moen Stainless Steel Pull-Out Kitchen Faucet
- Cabinetry Above Refrigerator
- Walk-In Pantry, Per Plan
- Lighting Package with LED Ceiling Mounted Lights in Kitchen

ADDITIONAL FEATURES

- Insulation Package in Exterior Walls with R-19 Walls (2x6), R-13 Walls (2x4) and R-38 Ceilings (Insulation at Truss Heels May Vary)
- Insulated Garage Door(s)
- Energy Efficient Gas Tankless Water Heater
- Four-Hour Consultation with Designer for Personal Selections
- GFI Protected Outlets in Wet Areas
- Smoke Detectors with Carbon Monoxide Sensors
- 3/4 Inch Advantech Sub-floor for All Two-Story Homes–Industry Rated #1 Quality Sub-floor
- ZIP System Wall Sheathing, Backed by a Best-In-Class Warranty

QUALITY ASSURANCE

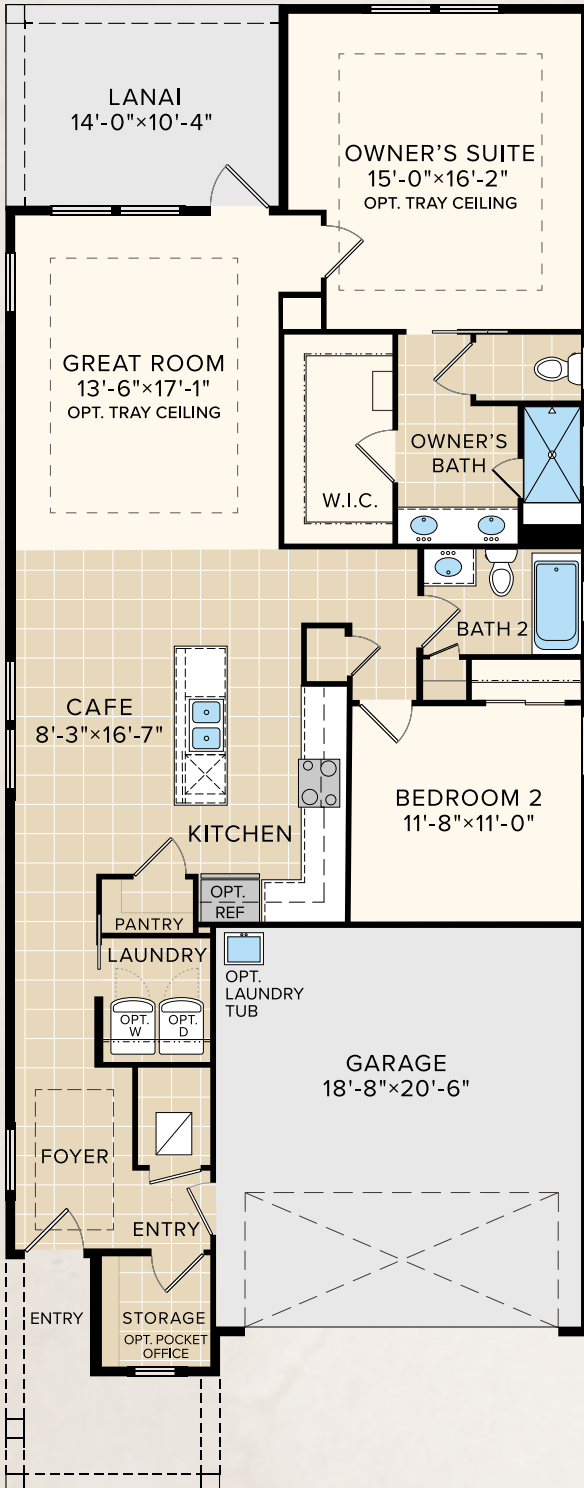
- Dream Finders Homes Builder Backed One-Year Home Warranty and Ten-Year Structural Warranty
- One-Year Renewable Termite Bond Commencing from Last Day of Treatment
- Pre-Start Orientation with Your Homebuilder
- Pre-Drywall Orientation with Your Homebuilder
- Pre-Closing Orientation with Your Homebuilder

UPDATED 9-2-2020



THE GROVE COLLECTION
BLAIRMORE

1,497 AC Sq. Ft. | 2 Bedrooms | 2 Baths | 2-Car Garage



Lowcountry A



Arts & Crafts B

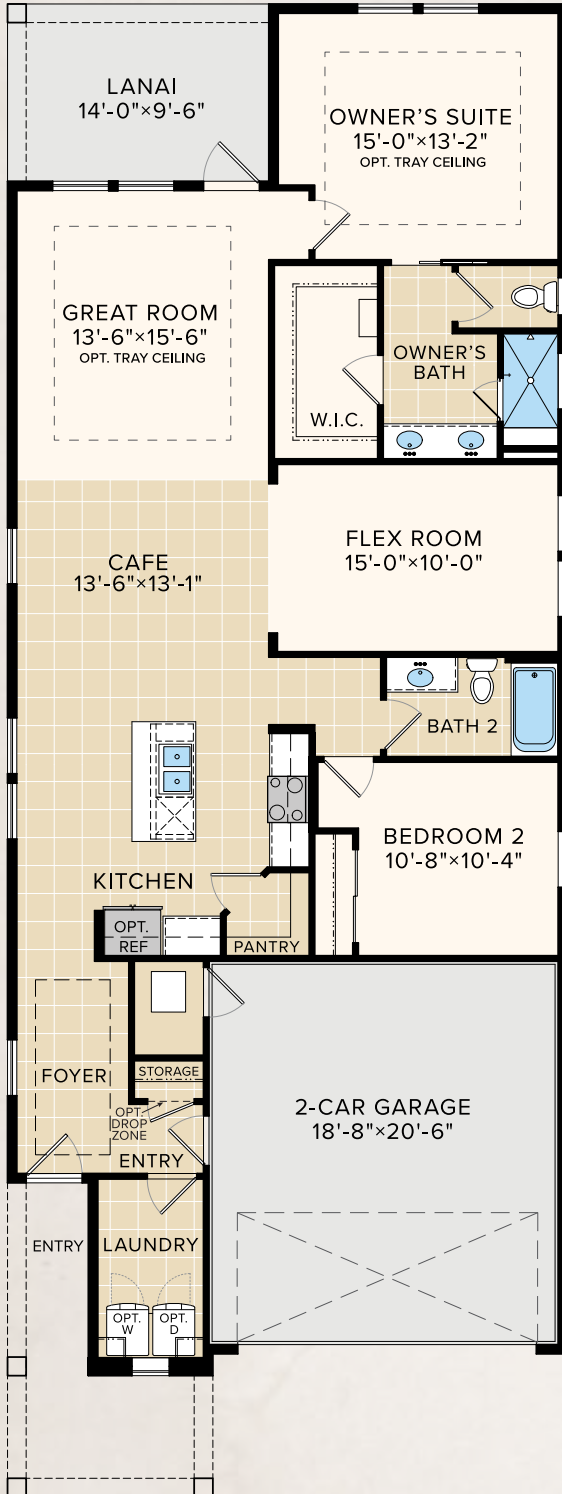


Florida Farmhouse C

THE GROVE COLLECTION

CUMBERLAND

1,581 AC SQ. FT. | 2 Bedrooms | 2 Baths | Flex/3rd Bedroom | 2-Car Garage



Lowcountry A



Shingle B

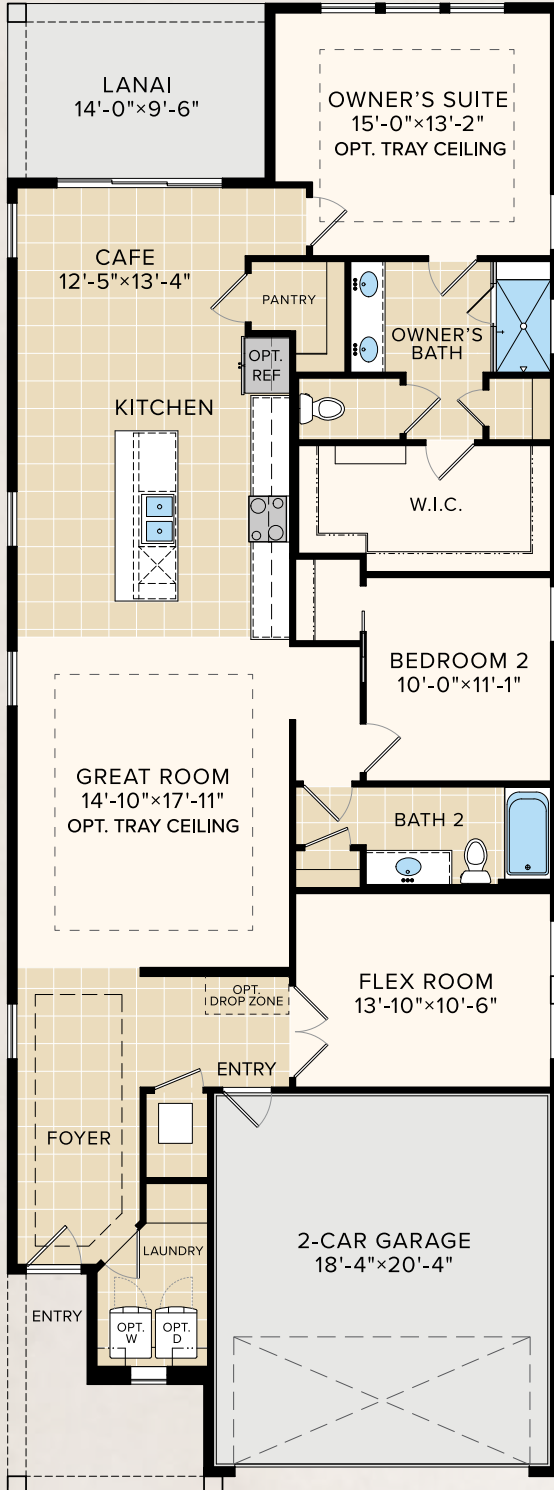


Rosemary Beach Coastal C

THE GROVE COLLECTION

DRAYTON

1,793 AC SQ. FT. | 2 Bedrooms | 2 Baths | Flex/3rd Bedroom | 2-Car Garage



Arts & Crafts A



Shingle B



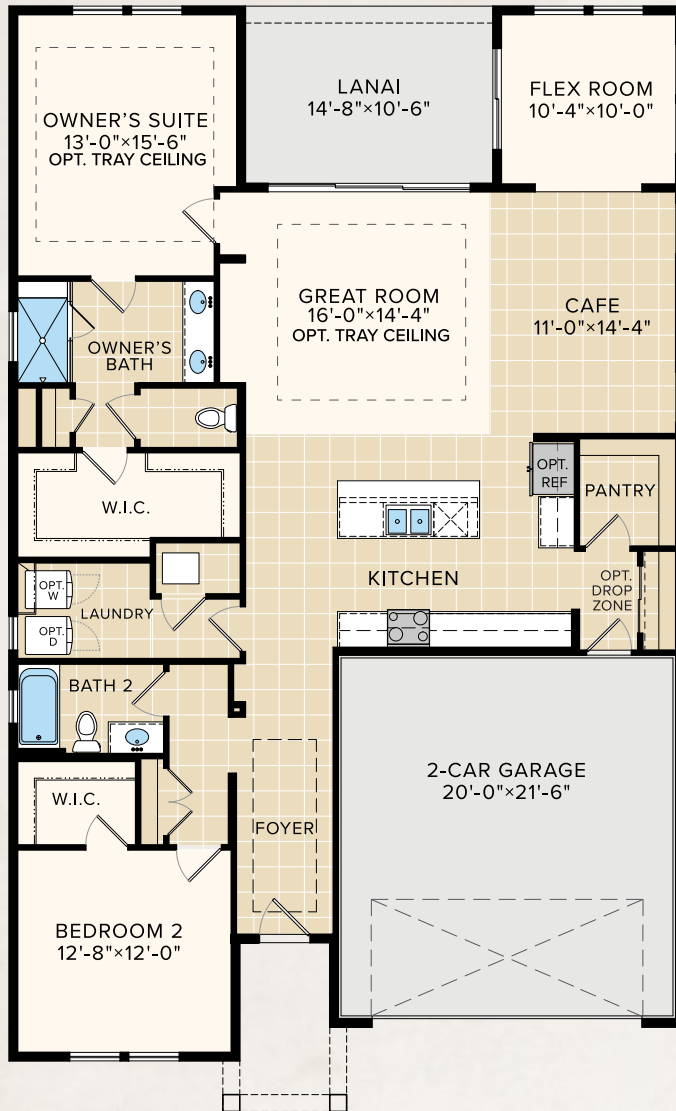
Florida Farmhouse C

THE MEADOW COLLECTION

EDISON

1,812 AC SQ. FT. | 2 Bedrooms | 2 Baths

Flex/3rd Bedroom | 2-Car Garage



Florida Farmhouse A



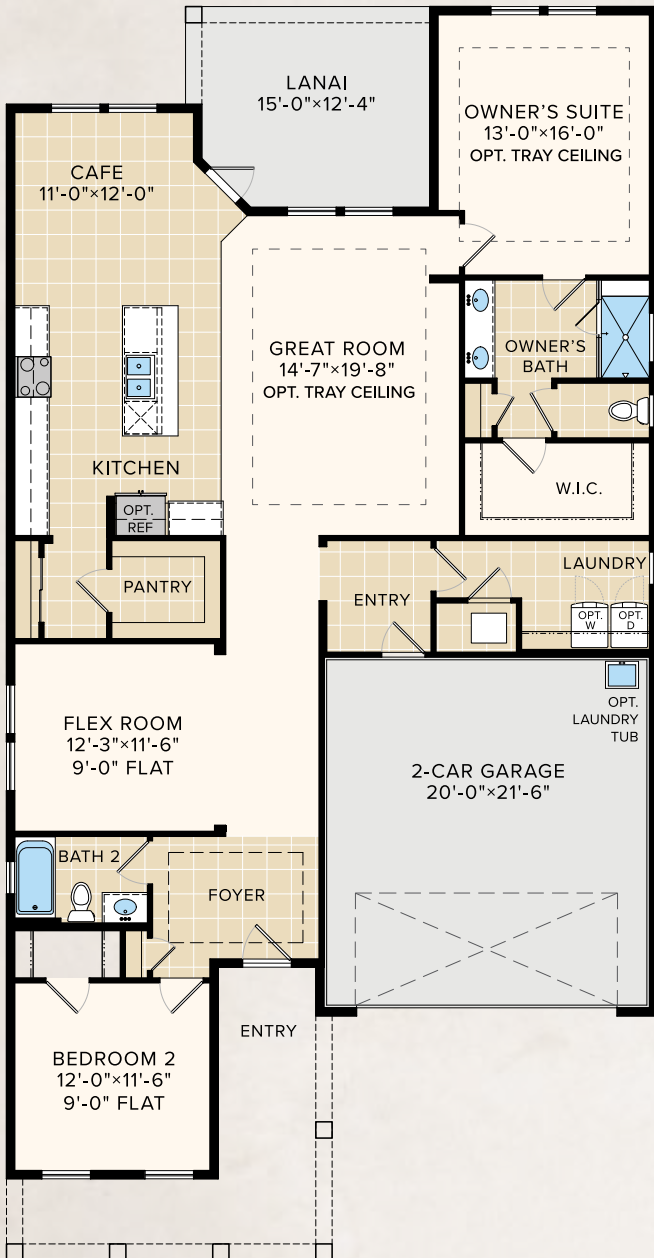
Rosemary Beach Coastal B



Arts & Crafts C

THE MEADOW COLLECTION
FAIRFIELD

1,898 AC SQ. FT. | 2 Bedrooms | 2 Baths
 Flex/3rd Bedroom | 2-Car Garage



Lowcountry A



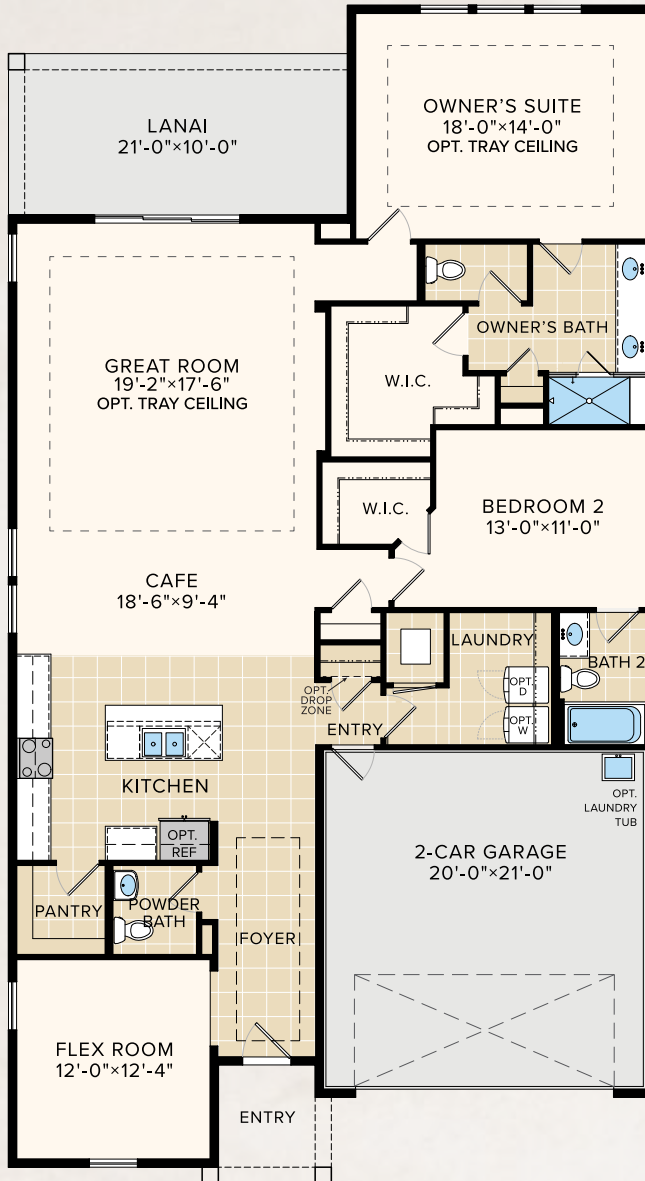
Rosemary Beach Coastal B



Shingle C

THE MEADOW COLLECTION
GLENWOOD

2,033 AC Sq. Ft. | 2 Bedrooms | 2-1/2 Baths
 Flex/3rd Bedroom | 2-Car Garage



Lowcountry A



Shingle B

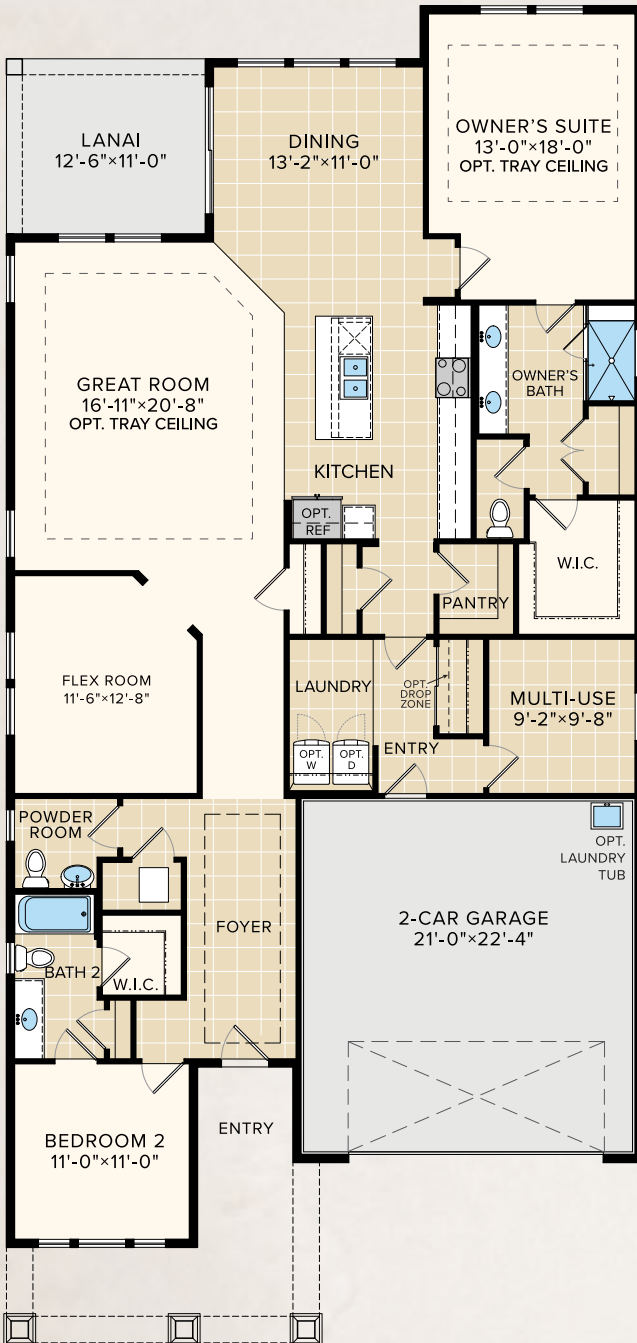


Arts & Crafts C

THE MEADOW COLLECTION

HOLLINGS

2,216 AC SQ. FT. | 2 Bedrooms | 2-1/2 Baths
 Flex/3rd Bedroom | Multi-Use Room | 2-Car Garage



Arts & Crafts A



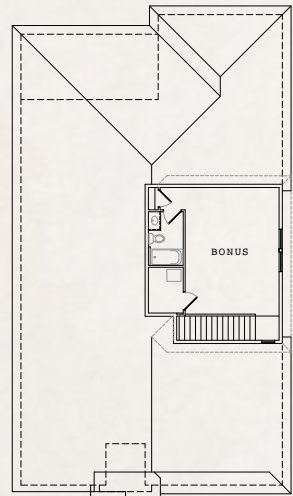
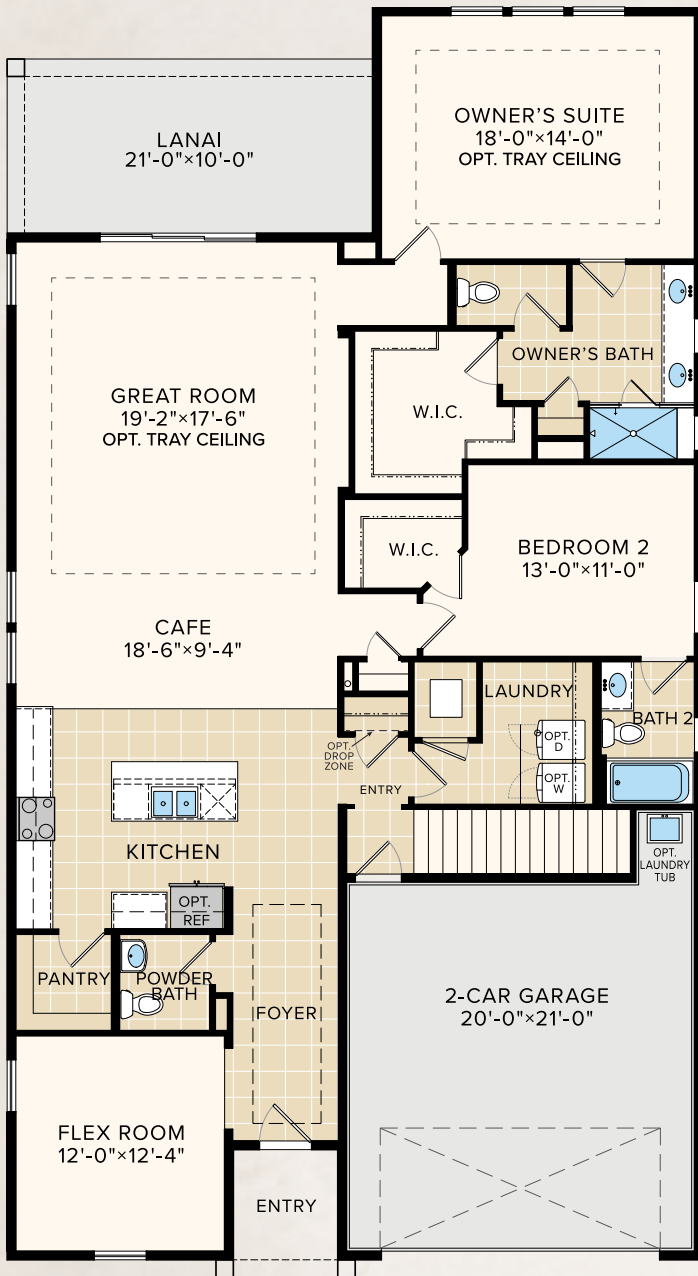
Rosemary Beach Coastal B



Florida Farmhouse C

THE MEADOW COLLECTION
GLENWOOD + BONUS

2,529 AC SQ. FT. | 2 Bedrooms | 3-1/2 Baths
 Flex/3rd Bedroom | Upstairs Bonus | 2-Car Garage



Upstairs Bonus



Lowcountry A



Shingle B



Arts & Crafts C

THE ORCHARD ESTATE COLLECTION

MAYWEATHER

2,210 AC SQ. FT. | 2 Bedrooms | 2 Baths

Flex/3rd Bedroom | 3-Car Garage



Lowcountry A



Rosemary Beach Coastal B

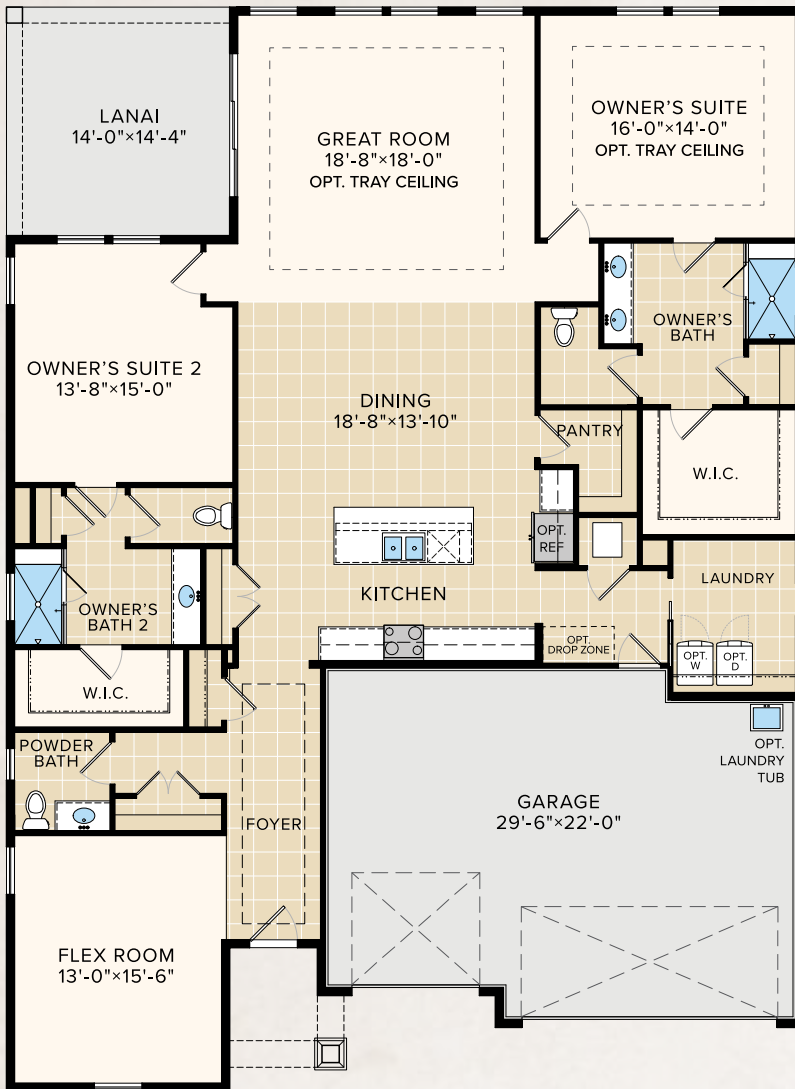


Florida Farmhouse C

THE ORCHARD ESTATE COLLECTION

IVERSON

2,366 AC SQ. FT. | Dual Owner's Suites | 2-1/2 Baths
Flex/3rd Bedroom | 3-Car Garage



Arts & Crafts A



Shingle B



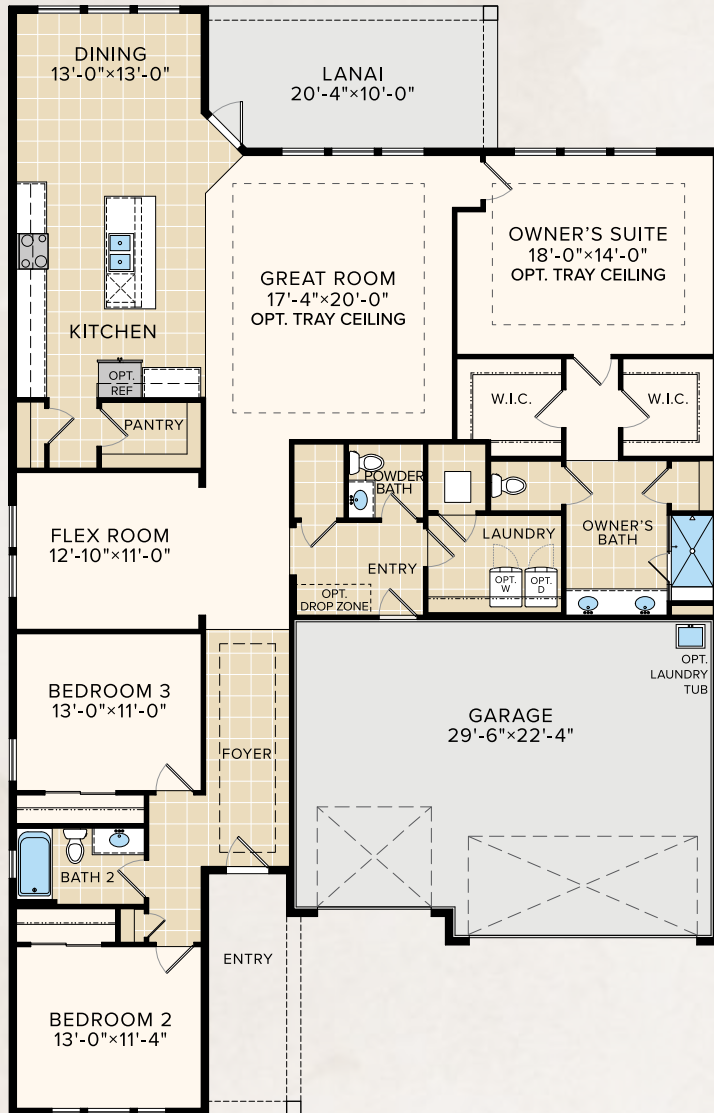
Lowcountry C

THE ORCHARD ESTATE COLLECTION

KENILWORTH

2,395 AC SQ. FT. | 3 Bedrooms | 2-1/2 Baths

Flex/4th Bedroom | 3-Car Garage



Lowcountry A



Rosemary Beach Coastal B



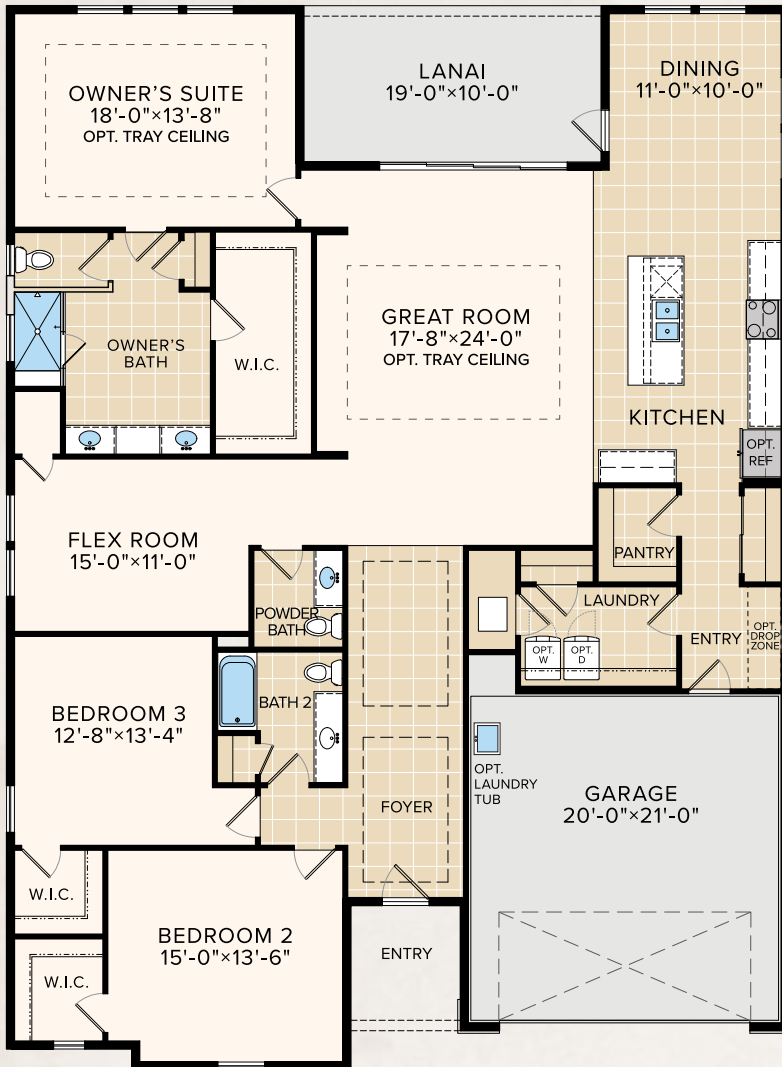
Florida Farmhouse C

THE ORCHARD ESTATE COLLECTION

LAVINGTON

2,620 AC SQ. FT. | 3 Bedrooms | 2-1/2 Baths

Flex/4th Bedroom | 2-Car Garage



Arts & Crafts A



Rosemary Beach Coastal B

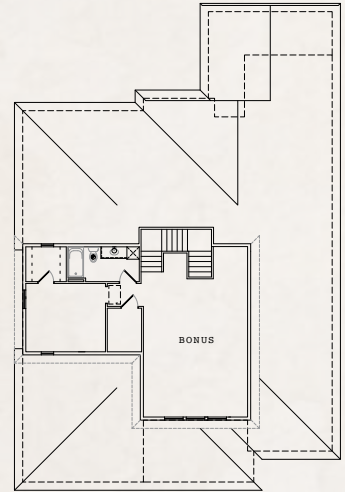
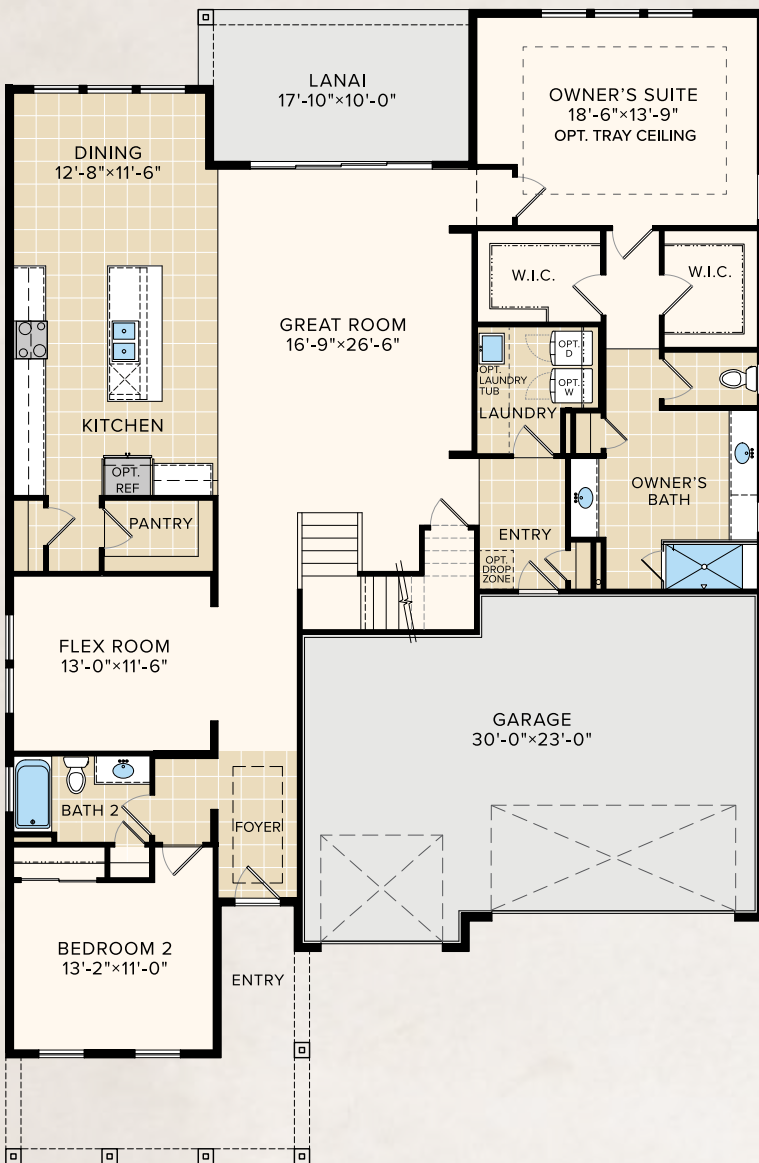


Shingle C

THE ORCHARD ESTATE COLLECTION

MAYWEATHER + BONUS

3,077 AC SQ. FT. | 3 Bedrooms | 3 Baths
Flex Room | Upstairs Bonus | 3-Car Garage



Upstairs Bonus



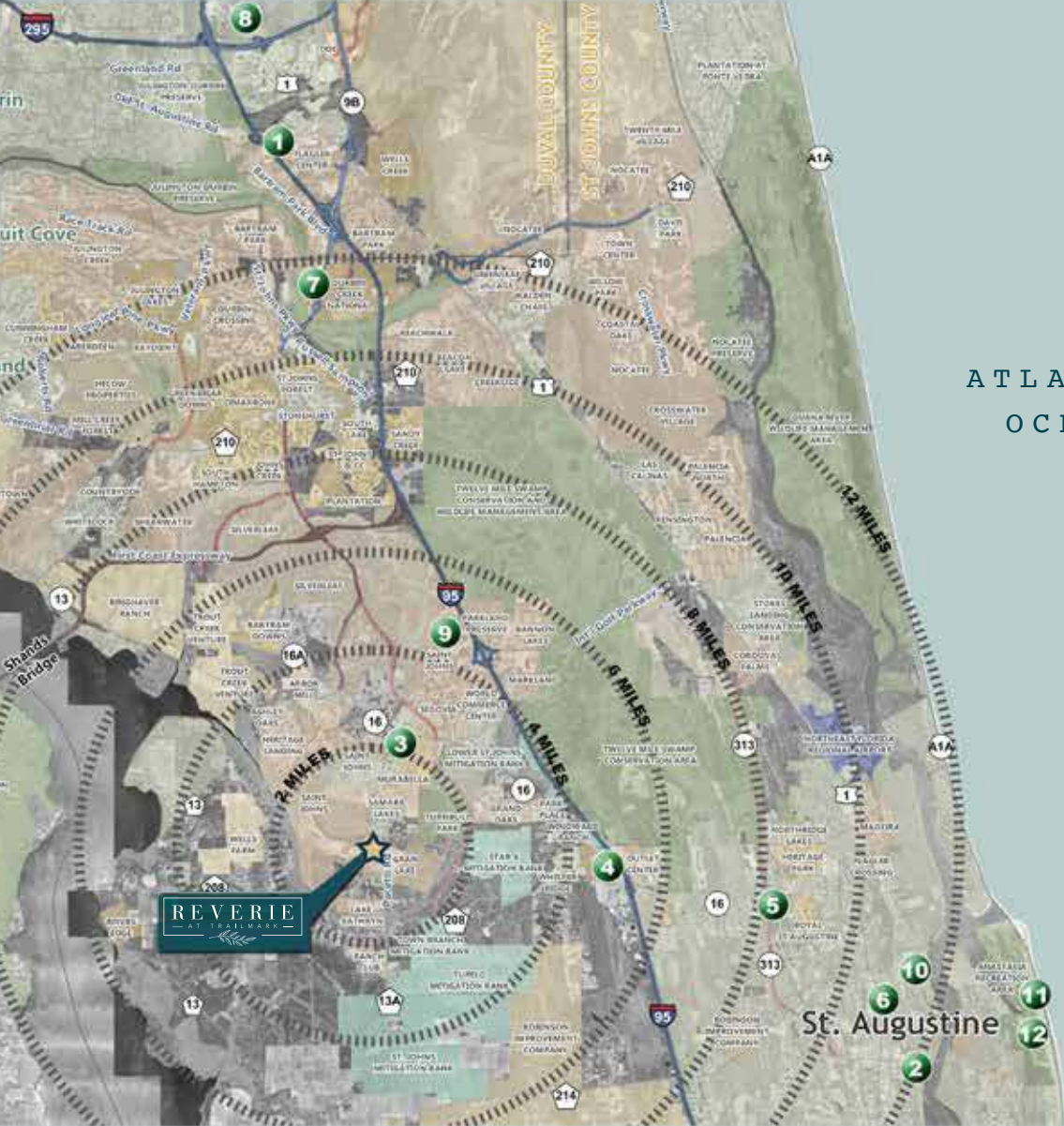
Lowcountry A



Rosemary Beach Coastal B



Florida Farmhouse C



ATLANTIC
OCEAN

REVERE
AT TRADEMARK

St. Augustine



MEDICAL

- 1. Baptist South Medical Center
- 2. Flagler Hospital

SHOPPING & ENTERTAINMENT

- 3. Publix
- 4. Prime Outlets
- 5. Target
- 6. Publix
- 7. Durbin Park
- 8. Avenues Mall

OTHER POINTS OF INTEREST

- 9. World Golf Village
- 10. Historic St. Augustine
- 11. Anastasia State Park
- 12. St. Augustine Amphitheater

REVERIE
— AT TRAILMARK —



DREAM FINDERS HOMES
ACTIVE ADULT LIFESTYLE

ReverieTrailMark.com | 888.756.7780



Dream Finders Active Adult reserves the right to change elevations, specifications, materials and pricing without prior notice. Variations within the floorplans and elevations do exist. Square footage are approximate and will vary.

ULA DFH-008314 12/20