“We searched for seven years to find ‘just the right place’ to live. We were searching for a secluded, peaceful location near a major university yet also within driving distance to other major cities. We had lived in overdeveloped gated communities and neighborhoods before and desired an escape from corporate developments. The day we drove along the gently curved ribbon of asphalt approaching the gates of The Riverwalk, we knew we had discovered something special.”

Michael and Michelle McNerney

The property is located approximately 8 miles west of Trenton and about 40 minutes west of Gainesville, Florida. Take SR 26 west from Gainesville for about 30 miles. The Riverwalk of Fanning Springs will be on your right just before you reach US Highway 19.

Please don’t hesitate to call or email us with questions or for more information pertaining to deed restrictions, floor plans and builder information.

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www.TheRiverwalkOnline.com

THE RIVERWALK OF FANNING SPRINGS
The Perfect Place to Call Home
The Riverwalk of Fanning Springs

The Riverwalk of Fanning Springs is reminiscent of the graceful southern style of living that has charmed people for decades. Nestled into 172 acres of soft green pastures with forests of century old live oaks draped in Spanish moss, are 220 lovely homesites. We are bordered on the west by the Nature Coast Greenway, a 32-mile paved greenway trail developed by the State of Florida for horses, joggers and bicyclers. From both directions, you can walk to the Suwannee River or head south one mile to the 180-acre Fanning Springs State Park.

The architectural style, minimum home size and landscape requirements of The Riverwalk will preserve the charm and continuity of this development for generations. The ambiance of the community takes you back to a slower more peaceful time, while still offering the convenience of today. The Riverwalk offers paved streets, sidewalks, walking trails and natural buffers behind each lot.

- Natural buffers and small parks are incorporated into the community giving a sense of privacy and connection with nature
- 6000+ square foot clubhouse that includes a library, arts and crafts room, great room with fireplace, resort-style swimming pool, grilling area and kitchen, sauna and state-of-the-art fitness center
- Shuffleboard court, lighted tennis courts, cycling and walking trails and a woodchip trail throughout a 40-acre preserve
- Walking distance to the Suwannee River and Fanning Springs State Park
- Town Center with shops and offices
- City water and underground utilities
- Security and friendliness designed into the community
- Gated and deed restricted
- Beautifully landscaped entrance

Our Homes

"Florida living" has been designed into our floor plans. Each is designed to capture the essence of what nature has to offer – available light as well as natural breezes. Windows, doors, dormers and volume ceilings create a sense of space and light, and the flow of living is created with kitchens, great rooms and/or bedrooms opening out to porches and patios.

Room layouts have been designed for the different needs of our residents, with flexibility and the environment in mind. Come bring your dream home to life!

- Old Florida Cracker-style inspired architecture with graceful front porches
- Bright open design with flexible plans
- Two and three car garages
- Stainless steel appliances
- Crown molding throughout kitchen and living areas
- Wired for high-speed DSL Internet access
- Lovely landscaped front yards with irrigation system
- Monthly HOA fee for clubhouse, tennis courts, trails, gate and landscaping

Natural buffers behind all homes create a sense of privacy while at he same time, charming front porches beckon friends to stop by for a chat. Here you will find the perfect lifestyle as well as the perfect home.

Our Mission Statement

This area is known for its natural beauty. We believe that the environment is as important as your home, so we have integrated nature and man, keeping as many trees as possible, creating natural buffers behind lots and landscaping each lot in harmony with the surrounding environment. We will continue to preserve and honor the heritage of the region.

"To us The Riverwalk represents an oasis of calm and beauty in a part of Florida that has escaped the unprincipled expansion of commercial enterprise. One of our simple pleasures is to have coffee on our front porch after our exercise, and enjoy the view from our new home. We even observed a young bald eagle in our back yard. Come and enjoy what we have found at The Riverwalk of Fanning Springs."

Jack and Sandy Thompson

www.TheRiverwalkOnline.com