

Damon Greene Teases Next Isla Mirada Update as New Tampa Model Townhomes Near Completion

July 02, 2025

Riverview, FL - July 02, 2025 -
Construction is moving quickly at Isla Mirada, formerly known as The Townes at Mirada, with local real estate advisor Damon Greene releasing his third monthly video update showcasing significant site progress. Greene, a resident of Mirada also known as The Iconic Agent, has been providing monthly reports on development for the community. The rebranding to Isla Mirada highlights DRB Homes? focus on quality design, smart community planning, and building neighborhoods people love to call home.

The new name comes at a time when buyers are reevaluating their strategies in today?s shifting market. According to Redfin, Pasco County?s population has grown approximately 15.3% since 2014, driven by Tampa Bay?s expansion, affordability, and lifestyle migration trends. San Antonio?s median home prices have dropped from $389,900 to $359,900 since last year, a 7.7% decline, giving buyers who felt priced out during the last market boom a chance to get back in. Inventory remains higher than in previous years, with about 46 active listings in San Antonio today, providing more selection as average days on market for townhomes have increased to roughly 61 days.

Greene emphasized that Isla Mirada represents a rare opportunity for buyers to secure a waterfront lifestyle at favorable pricing. ?With new homes now outselling resales nationally, it?s clear buyers are looking for value, incentives, and modern design,? he said, referencing Investopedia?s recent report highlighting the shift to new construction. ?In one recent case, a client compared a 20-year-old resale townhome with a new roof to a brand-new four-bedroom, two-bath single family home priced at $367,000. With identical monthly and upfront costs and monthly mortgage, the brand-new home delivered more than $100,000 in added value. Builder incentives are strong right now ? at the sister DRB townhomes In Epperson, buyers are getting up to 5% flex cash, though these incentives are not confirmed yet for Isla Mirada.?

Isla Mirada?s gated community will feature approximately ten lagoon-facing townhomes offering direct views of the 15.5-acre crystal lagoon, with VIP buyers able to reserve their preferred lots before the sales center opens. Greene explained that pre-qualification letters aren?t required for appointments but are necessary to ?jump the line? for the most desirable lots. ?These are some of the only waterfront lagoon townhomes in Mirada, and VIPs will have first selection before general public release,? he said. Greene teased that his futue updates will reveal interior finishes and design selections.

The community?s Aruba and Bimini floorplans remain key offerings. The Aruba spans 1,788 square feet with three bedrooms, two-and-a-half bathrooms, and a two-car garage. Its kitchen includes a pantry and island overlooking the family room and café, leading to an outdoor lanai with potential lagoon views. Upstairs, two secondary bedrooms share a bathroom and convenient laundry access, while the primary suite includes a walk-in closet, dual vanities, and a step-in shower. The Bimini, at 1,995 square feet, offers up to four bedrooms with a flexible upstairs space ideal for a home office or guest suite, triple windows for natural light, and an open concept that maximizes living space.

?These homes don?t just look good ? they live well,? Greene added. ?I?ve toured DRB homes in Wesley Chapel and San Antonio, and Isla Mirada continues their reputation for quality and thoughtful design. Buyers get modern layouts, energy efficiency, and resort-style amenities.?

Amenities include gated entry, high-speed internet and cable included in HOA fees, lagoon beach access, paddleboarding and kayaking, miles of community trails, dog parks, playgrounds, and future retail and dining at Double Branch in Pasco. Isla Mirada is just minutes from I-75 and SR-52, with quick access to Wesley Chapel, downtown Tampa, and Tampa International Airport. The best beaches in Florida are also only an hour away.

Greene is responsible for over $400 million in new construction sales and trains real estete agents nationwide on methods to attract new home buyers. He?ll continue to release monthly construction updates and new home walkthroughs for new construction townhomes in Tampa Bay. ?The next video update will showcase

some exciting stuff? I can?t reveal too much so stay tuned? he said, building excitement for what?s coming next.

He encourages buyers to act now while inventory is available. ?Florida remains the top migration destination in the nation, according to Redfin, and that drives continued demand in Pasco County. Don?t wait ? opportunities like lagoon-front townhomes at Isla Mirada rarely come around twice,? he said.

Buyers interested in VIP appointments, lagoon-lot selection, or upcoming model previews can visit https://townesatmirada.newtampatownhomes.com or contact Damon Greene directly. Greene?s next video update will be released in the coming weeks.

About Damon Greene

Damon Greene is the founder of The Iconic Agent Podcast, real estate marketing trainer and an independent real estate advisor with REAL Brokerage, known as The Luxury New Construction Townhome Guy and The Iconic Agent. Specializing in new construction townhomes across Tampa Bay and St. Petersburg, Greene helps busy professionals and families find properties that match their lifestyle and investment goals. His insider access to new construction developments, builder relationships, and off-market opportunities offers clients a competitive edge in Florida?s fast-moving real estate landscape. For new construction townhome video tours, neighborhood guides, and expert insights, follow Damon at https://newconstructiontownhomes.newtampatownhomes.com.

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Luxury New Construction Townhomes

Damon Greene?REAL Broker advisor, real estate marketing coach, and ?Luxury New Construction Townhome

Guy??guides Tampa Bay & St. Pete buyers to townhomes that fit their life & investment goals, leveraging builder ties & off-market access for an edge.

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