

\$549,718 - 11680 Myakka Blue Drive, VENICE

MLS® #T3546149

\$549,718

2 Bedroom, 2.00 Bathroom, 1,909 sqft

Residential on 0.17 Acres

BRIGHTMORE AT WELLEN PARK, VENICE, FL

AVAILABLE November! This 1,909 sq. ft. Mandarin single-family home is welcoming and bright, with the Coastal Elevation. This home has 2 bedrooms 2 baths & a study, with a 2 car garage. You will appreciate the space and subtle styling touches “from the designer-inspired kitchen with corner walk-in pantry to the dining room and Great Room that overlooks the extended lanai via the expansive 12-foot multi-sliding glass door. Adjacent to the kitchen, a study offers even more well-lit space to use as you like. The owner’s suite with tray ceiling, offers comfortable privacy, from a relaxing bath with split vanities and linen closet to the massive walk-in closet. This home has open floor plans, and tons of natural light. This home has impact windows and doors, tile roofs, and paver driveway. This home is situated on a lovely conservation homesite that offers privacy and invites you to relax and unwind. This Smart Home includes an Ecobee Smart Thermostat - Amazon Alexa compatible, Video Doorbell - with app, video recording and 2-way communication and ClareOne Touchscreen Panel! Wellen Park’s only 55+ Community featuring future Amenity Center (21,000 sq ft) with 8 Pickle Ball Courts, 1 Stadium Court, 2 Pools (1 lap pool/1 resort style pool), State of the Art Fitness Facility, Bar and Cafe overlooking pools, dog park, Outdoor Exercise Lawn, Hot Tub, Full Time Lifestyle Director and so much more! Just minutes from beaches, Downtown Wellen Park, restaurants



and shopping via golf cart/bikes or walking!
Photos, renderings and plans are for illustrative purposes only, and should never be relied upon and may vary from the actual home. Photos are from the actual home for sale.

Built in 2024

Essential Information

MLS® #	T3546149
Price	\$549,718
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,909
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Coastal
Status	Sold
Property Taxes	2,994.00
Minimum Lease	6 Months

Community Information

Address	11680 Myakka Blue Drive
Area	Venice
Subdivision	BRIGHTMORE AT WELLEN PARK
City	VENICE
County	Sarasota
State	FL
Zip Code	34293

Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Gated, Park, Pickleball Court(s), Pool, Recreation Facilities, Spa/Hot Tub
Parking	Garage Door Opener
# of Garages	2

View	Trees/Woods
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Interior

Interior Features	Eating Space In Kitchen, High Ceilings, In Wall Pest System, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Level, Sidewalk
Roof	Concrete, Tile
Foundation	Slab

Additional Information

Date Listed	August 1st, 2024
Days on Market	432
Zoning	V

Listing Details

Listing Office	MATTAMY REAL ESTATE SERVICES
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Listing information last updated on November 5th, 2025 at 1:09am EST