

\$659,592 - 11627 Myakka Blue Drive, VENICE

MLS® #T3546197

\$659,592

3 Bedroom, 3.00 Bathroom, 2,478 sqft

Residential on 0.20 Acres

BRIGHTMORE AT WELLEN PARK, VENICE,
FL

AVAILABLE NOW! Ready to close. The Terra Rosa (Coastal Elevation) single-family home offers an impressive 2478 sq. ft. of living space and elegant style and is situated on a beautiful water lot. This home has 3 bedrooms, 3 baths, a study, with a 2 car garage which has a extension of 4 feet. The study has a glass French door. This home has a beautiful extended Lanai looking over the refreshing waterfront and a gorgeous fountain, that will allow you to relax and unwind. The Owner's Suite has tray ceilings and overlooks the waterfront view as well. This home has open floor plans, tray ceiling in the foyer, and tons of natural light. Impact windows and doors, tile roofs, and paver driveways are other added features. 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! This home is ready to move into immediately! Photos, renderings and plans are for



illustrative purposes only, and should never be relied upon and may vary from the actual home. The photos are from the actual home offered for sale.

Built in 2024

Essential Information

MLS® #	T3546197
Price	\$659,592
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,478
Acres	0.20
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Coastal
Status	Sold
Property Taxes	3,079.00
Minimum Lease	6 Months

Community Information

Address	11627 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, Vehicle Restrictions
Parking	Garage Door Opener
# of Garages	2
View	Water
Is Waterfront	Yes

Waterfront	Pond
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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	Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Range Hood, 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

School Information

Elementary	Taylor Ranch Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	August 1st, 2024
Days on Market	416
Zoning	V

Listing Details

Listing Office	MATTAMY REAL ESTATE SERVICES
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