

\$669,990 - 11610 Myakka Blue Drive, VENICE

MLS® #TB8310901

\$669,990

3 Bedroom, 3.00 Bathroom, 2,385 sqft

Residential on 0.20 Acres

BRIGHTMORE AT WELLEN PARK, VENICE,
FL

Ready NOW! The 2,385 sq. ft. Sapphire Craftsman Elevation single-family home offers sizable living space and one-of-a-kind features. This 3 bedroom, 2.5 bath, 2 car garage (with 4â€• extension) home also offers a private study with glass French doors! The convenient morning kitchen sits between the kitchen and walk-in pantry, perfect for taking care of meal prep and keeping culinary supplies out of sight. The Great Room flows with the dining area and kitchen and is full of natural light. A 12-foot multi-sliding glass door leads to the covered extended lanai overlooking lush conservation and is perfect for enjoying the outdoor Florida lifestyle. Bedrooms 2 and 3 share an adjacent full bath and are perfect for guests. The ownerâ€™s retreat offers a large walk-in closet, tray ceiling and a private, relaxing bath with linen closet, dual-sink vanity, and oversized shower. 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. Pricing, dimensions, renderings, photos and information is subject to change without notice. Taxes are approximate, please consult county for actual tax amount. Pictures are of the actual home.

Built in 2024

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | TB8310901 |
| Price | \$669,990 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,385 |
| Acres | 0.20 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Craftsman |
| Status | Sold |
| Property Taxes | 3,163.00 |
| Minimum Lease | 6 Months |

Community Information

| | |
|-------------|---------------------------|
| Address | 11610 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, Trail(s) |
| Parking | Garage Door Opener |
| # of Garages | 2 |
| View | Trees/Woods |

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 |

School Information

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

Additional Information

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|----------------|--------------------|
| Date Listed | October 11th, 2024 |
| Days on Market | 170 |
| Zoning | V |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | MATTAMY REAL ESTATE SERVICES |
|----------------|------------------------------|

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