

# \$623,705 - 11705 Myakka Blue Drive, VENICE

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MLS® #TB8315119

## \$623,705

2 Bedroom, 2.00 Bathroom, 1,991 sqft

Residential on 0.18 Acres

BRIGHTMORE AT WELLEN PARK, VENICE,  
FL

Pre-Construction. To be built. The Merigold Coastal Design is a single-family home design 1991 sq. ft. with 2bd/2bath and a flex room with substantial living space and an open, airy layout. Here, a stunning kitchen with generous counter space and breakfast bar merges with the expansive dining area and Great Room. L shaped kitchen features a full back wall of 42" cabinets, quartz countertops a tile backsplash.

The 8 foot multi-sliding glass door just off the great room and offers natural light, opens onto the large, covered lanai that has a pond view and perfect to expand your living space outdoors. On the other side of that one is an 8' slider, allowing for total access as well from the dining area. There's also a study, adding even more versatile living space for a home office or den. The owner's suite is tucked away for privacy and offers a large walk-in closet and exquisite, spa-inspired bathroom with an oversized shower with bench seat and extended, raised vanity with dual sinks. The secondary bedroom is located at the front of the home for optimum privacy. It offers a dual door closet and has a full bath right outside the door in the hallway. This home also has a two-car garage with storage space. This home has impact windows and doors, tile roofs, and paver driveway. 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 CafÃ© 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. The photos are from a furnished model home and not the home offered for sale. Home is pre construction and subject to change.

Built in 2024

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8315119               |
| Price          | \$623,705               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,991                   |
| Acres          | 0.18                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Coastal                 |
| Status         | Sold                    |
| Property Taxes | 3,042.00                |
| Minimum Lease  | 6 Months                |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 11705 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 |
| # of Garages  | 2                                                                                                                         |
| View          | Trees/Woods, Water                                                                                                        |
| Is Waterfront | Yes                                                                                                                       |
| Waterfront    | Pond                                                                                                                      |

### 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

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2024 |
| Days on Market | 146                |
| Zoning         | V                  |

### Listing Details

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

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