

\$599,892 - 11535 Myakka Blue Drive, VENICE

MLS® #TB8320584

\$599,892

3 Bedroom, 2.00 Bathroom, 1,991 sqft

Residential on 0.17 Acres

BRIGHTMORE AT WELLEN PARK, VENICE,
FL

Under Construction. The Merigold Transitional Design is a single-family home design 1991 sq. ft. with 3bd/2bath and a 2-car garage 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. Shaker style cabinets line the entire back wall, providing tons of storage space, along with the walk-in pantry. Kitchen island can seat up to 5 and the entire space is completely open, giving a view in each room. A 12-foot multi-sliding glass door and a 8' sliding glass door offers natural light, opens onto the large, covered lanai that has a pond view and perfect to expand your living space outdoors. The owner's suite is tucked away for privacy and offers a large walk-in closet and exquisite, spa-inspired bathroom. Bedrooms 2 and 3 are located in the front of the home, just off the foyer. They share a full hall bath. 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 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. Pricing, dimensions and features can change at any time without notice or obligation. The photos are from a furnished model home and not the home offered for sale.

Built in 2024

Essential Information

MLS® #	TB8320584
Price	\$599,892
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,991
Acres	0.17
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Sold
Property Taxes	3,886.00
Minimum Lease	6 Months

Community Information

Address	11535 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	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	November 12th, 2024
Days on Market	145
Zoning	V

Listing Details

Listing Office	MATTAMY REAL ESTATE SERVICES
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