

\$665,776 - 11575 Myakka Blue Drive, VENICE

MLS® #TB8328708

\$665,776

3 Bedroom, 3.00 Bathroom, 2,193 sqft

Residential on 0.15 Acres

BRIGHTMORE AT WELLEN PARK, VENICE,
FL

Under Construction. Welcome to the Sage plan in Brightmore at Wellen Park, a vibrant 55+ community offering exceptional amenities and a low-maintenance lifestyle! This beautifully upgraded plan with the Craftsman exterior features 3 bedrooms, 2 bathrooms and a powder room, and a 2-car garage. Enjoy the best of Florida outdoor living with an extended lanai and triple-panel sliding glass doors, providing seamless indoor-outdoor flow and serene lake views. The spacious open-concept design fills the living areas with natural light, creating an inviting atmosphere for entertaining or relaxing. The executive kitchen takes center stage, boasting Whirlpool stainless steel appliances, a 36" cooktop, a canopy hood vent, upgraded Carrara Breve countertops, a stunning glass backsplash, and a large "Harbor"-painted kitchen island for gatherings. The owner's retreat is a luxurious haven with a spa-inspired bath featuring a elongated vanity with dual sinks, upgraded countertops, a frameless glass shower, and raised-height cabinetry for extra storage. Additional highlights include upgraded wood-look tile flooring, tray ceilings in the foyer and owner's suite, extra storage spaces such as a built-in stop-and-drop area near the garage entry, and pre-plumbing for a utility tub in the garage. Modern convenience meets cutting-edge technology with a smart home package that includes an Ecobee Smart Thermostat (Amazon Alexa compatible), a



video doorbell with app, video recording, and 2-way communication, and the ClareOne Touchscreen Panel for seamless home control. As part of the Brightmore lifestyle, residents will soon enjoy a one-of-a-kind amenity center set to open in 2025, designed to enhance social connections and leisure activities. 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.

Built in 2024

Essential Information

MLS® #	TB8328708
Price	\$665,776
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,193
Acres	0.15
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Sold
Property Taxes	3,878.00
Minimum Lease	6 Months

Community Information

Address	11575 Myakka Blue Drive
Area	Venice
Subdivision	BRIGHTMORE AT WELLEN PARK
City	VENICE
County	Sarasota
State	FL

Zip Code	34293
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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	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	December 9th, 2024
Days on Market	175
Zoning	V

Listing Details

Listing Office	MATTAMY REAL ESTATE SERVICES
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