

\$549,869 - 11470 Myakka Blue Drive, VENICE

MLS® #TB8381606

\$549,869

3 Bedroom, 2.00 Bathroom, 1,909 sqft

Residential on 0.17 Acres

BRIGHTMORE AT WELLEN PARK, VENICE,
FL

AVAILABLE NOW! This 1,909 sq. ft. Mandarin COASTAL Elevation, single-family home is welcoming and bright, on the PRESERVE. This home has 3 bedrooms 2 baths & a 2 car garage. You will appreciate the space and subtle styling touches from the beautiful Kitchen with corner walk-in pantry to the dining room and Great Room that overlook the extended lanai via the expansive 12-foot multi-sliding glass door. The Owner's suite provides comfortable privacy, from a relaxing bath with split vanities, with a shower that has a bench seat, and linen closet to the large walk-in closet. This home has 8 doors, which gives the open floor plan a look of high ceilings and allows plenty of natural light. This home has impact windows and doors, tile roof, and paver driveway. This home is situated on a lovely conservation homesite that offers privacy and invites you to relax and unwind. 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. 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 and features can change at any time without notice or obligation

Built in 2025

Essential Information

MLS® #	TB8381606
Price	\$549,869
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,909
Acres	0.17
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Coastal
Status	Sold
Property Taxes	2,994.00
Minimum Lease	6 Months

Community Information

Address	11470 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	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

Additional Information

Date Listed	May 2nd, 2025
Days on Market	155
Zoning	V

Listing Details

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

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on November 5th, 2025 at 4:09am EST