

\$679,525 - 11730 Myakka Blue Drive, VENICE

MLS® #TB8395066

\$679,525

3 Bedroom, 3.00 Bathroom, 2,385 sqft

Residential on 0.16 Acres

BRIGHTMORE AT WELLEN PARK, VENICE,
FL

Ready NOW! The 2,385 sq. ft. Sapphire COASTAL Elevation single-family home offers sizable living space and one-of-a-kind features. This 3 bedroom, 2.5 bath, 2 car garage (with 4' extension) home also offers a private study with glass French doors! The Executive Kitchen which has Whirlpool Stainless Micro/Oven Combo wall unit, 36" Cooktop, Dishwasher and 36" Canopy Hood vented to exterior, and Energy Star certified refrigerator and dishwasher, 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, thanks to dual sliders and high level windows. 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 owner's retreat offers a large walk-in closet, a private, relaxing bath with linen closet, dual-sink vanity, and oversized shower with bench seat. 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! HERS RATED! 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 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 2025

Essential Information

MLS® #	TB8395066
Price	\$679,525
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,385
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Coastal
Status	Sold
Property Taxes	3,908.00
Minimum Lease	6 Months

Community Information

Address	11730 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, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
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	June 9th, 2025
Days on Market	121
Zoning	V

Listing Details

Listing Office	MATTAMY REAL ESTATE SERVICES
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