

11463 MYAKKA BLUE DRIVE VENICE FL 34293

<https://candiscarmichael.com>



Welcome to an extraordinary opportunity in Brightmore at Wellen Park, the premier 55+ resort-style, gated community where luxury living meets an unmatched vibrant lifestyle. This recently completed Sapphire model by Mattamy Homes has been extensively reimagined and UPGRADED BEYOND BUILDER STANDARDS, creating a truly elevated, MAGAZINE-WORTHY residence that cannot be replicated with standard new construction. [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2385 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRN6142342



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://youtu.be/dZFHit9wGpw>

Basics

Bathrooms Full: 2

Bathrooms Half: 1

Date added: Added 4 hours ago

Category: Single Family Residence

Type: Residential

Bedrooms: 3 beds

Bathrooms: 3 baths

Half baths: 1 half bath

Area, sq ft: 2385 sq ft

Lot size, sq ft: 8499 sq ft

Year built: 2024

SubdivisionName: BRIGHTMORE/WELLEN PARK PH 1A-1C

ListOfficeName: EXP REALTY LLC

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 40

Road Surface Type: Paved

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Crown Molding, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s), Wet Bar

Flooring: Tile

Pool Private YN: Yes

Spa YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central

Appliances: Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Whole House R.O. System, Wine Refrigerator

Laundry Features: Laundry Room

Pool Features: In Ground, Lighting, Salt Water, Screen Enclosure, Tile

Spa Features: In Ground

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: BRIGHTMORE/WELLEN PARK PH 1A-1C

Levels: One

Foundation Details: Slab

Parcel Number: 0800030002

Direction Faces: North

Construction Materials: Block, Stucco

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee: 520

Association Fee Frequency: Monthly

Association Fee Includes: Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Grounds, Management, Recreational Facilities, Security

Association Amenities: Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Pool, Recreation Facilities, Spa/Hot Tub, Vehicle Restrictions

Community Features: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Restaurant, Sidewalks, Wheelchair Access, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$9,974

Tax Other Annual Assessment Amount: 2458

Tax Legal Description: LOT 2, BRIGHTMORE AT WELLEN PARK PHASES 1A-1C 2A & 3, PB 56 PG 258-288

Tax Lot: 2

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Kitchen	14.1x12	First	12	14.1
Dinette	12.1x12	First	12	12.1
Great Room	15x26.1	First	26.1	15
Primary Bedroom	13.1x17.6	First	17.6	13.1
Bedroom 2	12.2x11	First	11	12.2
Bedroom 3	12.2x11	First	11	12.2
Den	11x12.6	First	12.6	11

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: In Ground

ExteriorFeatures: Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

Amenities: Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Whole House R.O. System, Wine Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Restaurant, Sidewalks, Wheelchair Access, Street Lights

PoolFeatures: In Ground, Lighting, Salt Water, Screen Enclosure, Tile

Features: Crown Molding, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s), Wet Bar

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box, 24 Hour Notice, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE