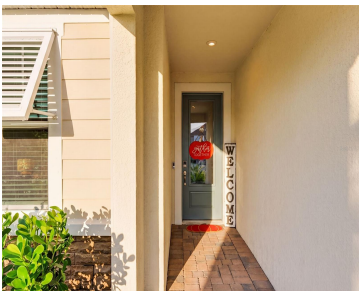


11627 MYAKKA BLUE DRIVE VENICE FL 34293

https://candiscarmichael.com



Welcome to 11627 Myakka Blue Drive, a beautifully appointed waterfront home in Brightmore, Wellen Park’s premier 55+ gated community. Built in 2024, this impressive Terra Rosa Coastal floor plan offers approximately 2,478 square feet of thoughtfully designed living space with 3 bedrooms, 3 full bathrooms, a private study and an extended 2-car garage. This is [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2479 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRA4708381



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4708381>

Basics

Bathrooms Full: 3	Date added: Added 23 hours ago
Category: Single Family Residence	Type: Residential
Bedrooms: 3 beds	Bathrooms: 3 baths
Half baths: 0 half baths	Area, sq ft: 2479 sq ft
Lot size, sq ft: 9256 sq ft	Year built: 2024
View: Water	SubdivisionName: BRIGHTMORE/WELLEN PT PH 1A-
ListOfficeName: LPT REALTY, LLC	GarageSpaces: 2
ListAOR: mfrmls	

Location Details

Township: 40	Road Surface Type: Asphalt, Brick
Elementary School: Taylor Ranch Elementary	Middle Or Junior School: Venice Area Middle
High School: Wellen Park High	

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Deck, Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Rain Gutters, Sidewalk

Utilities: Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: Landscaped, Sidewalk

Appliances: Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Range, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Concrete, Tile

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: BRIGHTMORE/WELLEN PT PH 1A-

Levels: One

Builder Name: Mattamy Homes

Construction Materials: Cement Siding, Stucco

Property Condition: Completed

Parcel Number: 0800030019

Direction Faces: North

Foundation Details: Slab

Listing Terms: Cash, Conventional

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 520

Association Fee Includes:
Cable TV, Pool, Maintenance
Grounds

Community Features: Clubhouse, Deed Restrictions, Fitness
Center, Gated Community - No Guard, Irrigation-Reclaimed Water,
No Truck/RV/Motorcycle Parking, Pool, Restaurant, Sidewalks,
Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$10,858

**Tax Other Annual Assessment
Amount:** 2458

Tax Legal Description: LOT 19, BRIGHTMORE AT
WELLEN PARK PHASES 1A-1C 2A & 3, PB 56 PG 258-288

Tax Lot: 19

Rooms



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Room type	Dimensions	Level	Length	Width
Foyer	8.9x10.11	First	10.11	8.9
Living Room	16x18.4	First	18.4	16
Dining Room	10.2x18.4	First	18.4	10.2
Kitchen	24.4x11.1	First	11.1	24.4
Primary Bedroom	13.7x16.9	First	16.9	13.7
Primary Bathroom	11.1x15.7	First	15.7	11.1
Bedroom 2	13.7x11.8	First	11.8	13.7
Bedroom 3	13.1x16	First	16	13.1
Den	13.8x10.9	First	10.9	13.8
Laundry	9.5x5.11	First	5.11	9.5
Balcony/Porch/Lanai	24.1x11.11	First	11.11	24.1
Bathroom 2	9.5x6	First	6	9.5
Bathroom 3	5.5x5.11	First	5.11	5.5

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Restaurant, Sidewalks, Street Lights

Utilities: Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Range, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Rain Gutters, Sidewalk

Features: Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Cement Siding, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Concrete, Tile

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

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



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