

Shellstone at Waterside

9108 Amber Pen Drive (Lot 207)
Catamaran Series

Belay
\$1,599,900
w/Pool
Lakeview

Belay

Available Feb 2027

3,555 sq. ft.
4 Bedroom
4 Bath
Flex Room + Bonus Room
3 Car Garage
Pool & Spa

(Inventory Home To Be Garage Right)



New Home Features

- Coastal Elevation
- Tray Ceilings in Foyer, Great Room, and Owner's Suite
- Upgraded Cabinets throughout
- Optional Cabinets in Butler's Pantry with Wine Reserve
- Upgraded Quartz Countertops throughout
- Monogram Appliances
- Upgraded Farmhouse Kitchen Sink
- Polyaspartic Garage Floor Coating
- Fire place detail with tile and floating shelves in Great Room
- Backsplash in Kitchen and Butler's Pantry
- Upgraded LVP Flooring in Foyer, Dining Room, Great Room, Kitchen, Mud Room, Laundry Room, GMR, Flex Room, Owner's Suite, Suite 2, Suite 3, Stairs Bonus Room and Suite 4
- Upgraded Tile Flooring in Bathrooms
- Below Cabinet Lighting in Kitchen and Butler's Pantry
- Flat stock Baseboards and Door Trim Throughout
- Upgraded Moen Plumbing Fixtures
- Additional Electrical Options Added
- Rough in for future Summer Kitchen
- Pool and Spa with Shellock Pavers and Clearview Screen

Amenity Centers

The Summit at Shellstone Amenity Center: Social Hall, Fitness Center, Pool & Spa, Firepit, Poolside Cabanas, Poolside BBQ Grills, Fitness Lawn

Midway Park Shared Amenity: Pro Shop, Screened Pavilion, Play Areas, Dog Parks, Basketball Court, 8 Pickleball Courts, 6 Tennis Courts, Kayak Launch, Outdoor Fitness, Shaded Picnic Areas, Community Walking/Biking Trails

Convenient To

- Downtown Waterside Place
- Gulf Coast Beaches
- World Class Dining and Shopping
- Several Areas Hospitals
- Sarasota School System
- Sarasota International Airport: 25 Min
- Tampa International Airport: 70 Min



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SHELLSTONE AT WATERSIDE MODEL CENTER: 792 Blue Shell Loop | Sarasota, FL 34240 | 941-361-2536 | shellstone@homesbytowne.com

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Developer reserves the right to modify floor plans, elevations, specifications, features and prices without prior notice. Square footage and room sizes are approximate. Exterior treatments, window locations and room configurations may vary with elevation. Some decorating treatments in and around the model homes may not be included in the list price and are for display purposes only. All renderings and floor plans are artistic conceptions, and are not intended to be an actual depiction of the buildings, fencing, driveways or landscaping. © 2026 Homes by Towne®



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