

Shellstone at Waterside

9075 Amber Pen Drive (Lot 225)
Catamaran Series

Camber
\$1,299,900
w/Pool

Camber

Available Fall 2027

2,812 sq. ft.
3 Bedroom + Flex Room
3 Bath
3 Car Garage
Pool & Spa

(Inventory Home To Be Garage Right)



New Home Features

- Coastal Elevation
- Flex Room
- Tray Ceilings in Foyer, Dining Room, Great Room and Owner's Suite
- Double Door Entry
- Upgraded Cabinets Throughout
- Optional Cabinets in Butler's Pantry with Dry Bar Option
- Upgraded Quartz Countertops Throughout
- Monogram Appliances with Wine Reserve
- Upgraded Farmhouse Kitchen Sink
- Polyaspartic Garage Floor Coating
- Quartz Backsplash in Kitchen and Butler's Pantry
- Upgraded LVP Flooring in Foyer, Hall 1, Mud Room, Laundry Room, Dining Room, Great Room, Kitchen w/Butler Pantry, GMR, Owner's Suite, Owner's WIC, Suite 2, Suite 3, Flex Room
- 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

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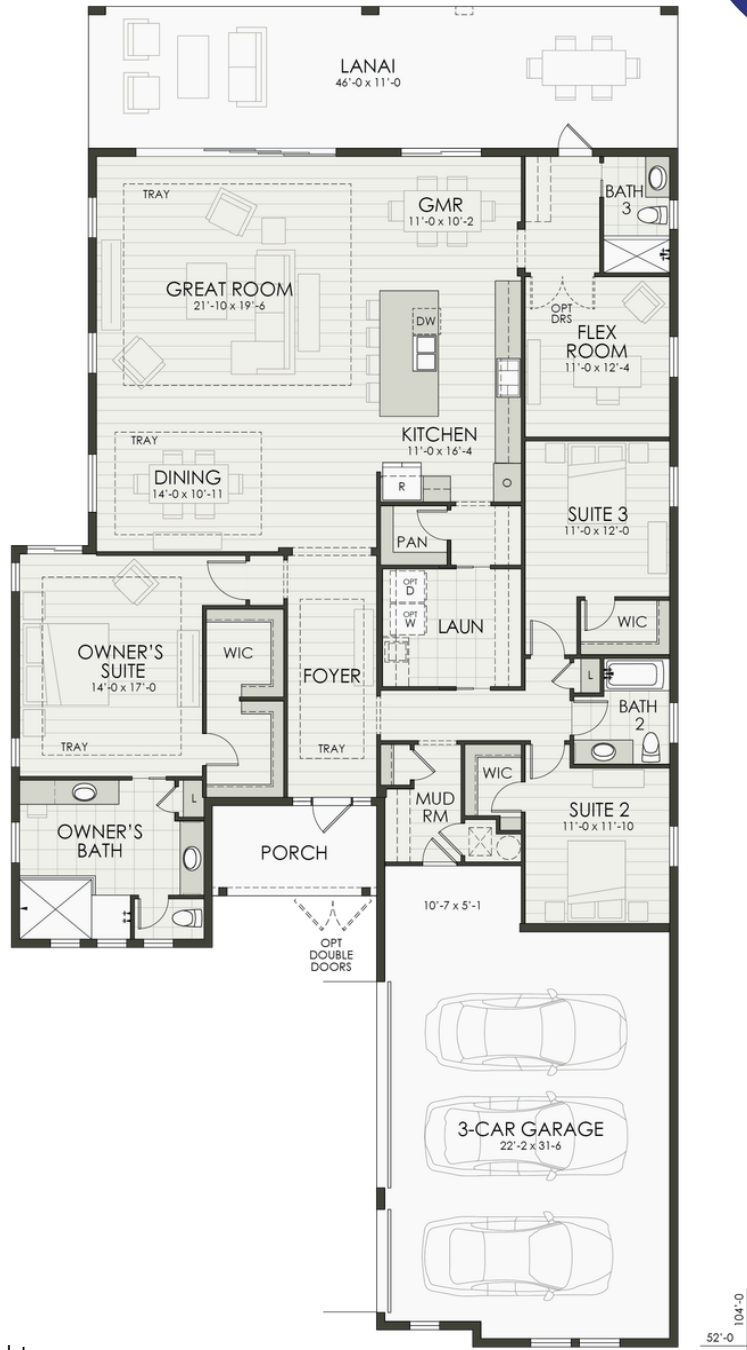
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SHELLSTONE AT WATERSIDE MODEL CENTER: 792 Blue Shell Loop | Sarasota, FL 34240 | 941-361-2536 | shellstone@homesbytowne.com

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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. © 2023 Homes by Towne®



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