

Shellstone at Waterside

1312 Ivory Tusk Circle (Lot 65)
Catamaran Series

Camber
\$1,949,900
w/Pool
Lakeview

Camber

Available March 2026

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

(Inventory Home To Be Garage Right)



New Home Features

- Coastal Elevation
- Flex Room
- Upgraded Additional Height Impact Windows in Great Room & Dining
- Upgraded 6 Panel Glass Door in Great Room
- Impact Clear Pocket Sliding Glass Door to Lanai
- Tray Ceilings in Foyer, Dining Room, Great Room, and Owner's Suite
- Double Door Entry
- Upgraded Interior Doors
- Upgraded Cabinets throughout
- Optional Cabinets in Butler's Pantry with Dry Bar Option
- Upgraded Quartz Countertops throughout
- Upgraded Monogram Appliances with Built-in Refrigerator
- 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, 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 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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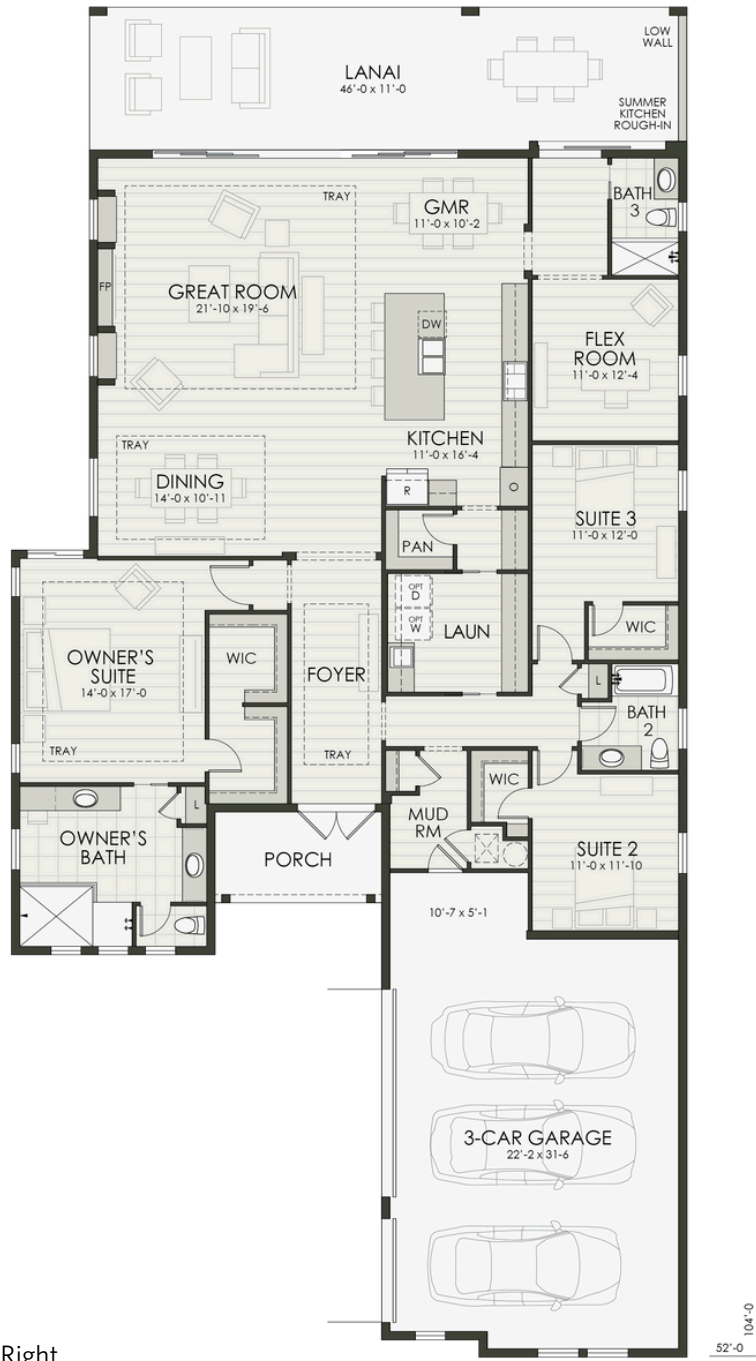
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Developer reserves the right to modify floor plans, elevations, specifications, features and prices without prior notice. Square footage and room sizes are approximate. Exterior treatments, window locations and room configurations may vary with elevation. 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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