

Shellstone at Waterside

9164 Florida Rock Trail (Lot 235)
Clipper Series

Halyard
\$869,900

Halyard

Available February 2025

2,273 sq. ft.

3 Bedroom

3 Bath

Den

2 Car Garage

(Inventory Home To Be Garage Left)



New Home Features

- Coastal Elevation
- Tray Ceilings in Foyers 1 & 2 and Great Room
- 42" Upper Kitchen Cabinets with GE Profile Gourmet Appliance Package
- Upgraded Quartz Countertops in Kitchen and Bathrooms
- Below Kitchen Cabinet LED Lighting
- Backsplash Added in the Kitchen
- Upgraded Kitchen Sink
- Upgraded Plank Tile Throughout
- Wall Tile Installed to the Ceiling in All showers
- Upgraded Bathroom Cabinets
- Upgraded Moen Plumbing Fixtures
- Impact Windows
- Additional Lighting Added
- Additional Electrical Added
- Great Room Opens to Large Lanai
- Summer Kitchen Rough-In to Include Gas, Plumbing and Electrical on Lanai

Community Features

- 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

Neighborhood Features

- Convenient Access to Downtown Waterside Place
- Close to Gulf Coast Beaches
- Minutes Away from World Class Dining and Shopping
- Close to Several Areas Hospitals
- Sarasota School System
- Sarasota International Airport: 25 Minutes
- Tampa International Airport: 70 Minutes



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LAKEHOUSE COVE AT WATERSIDE MODEL CENTER: 7915 Waterbend Trail | Sarasota, FL 34240 | 941-361-2536

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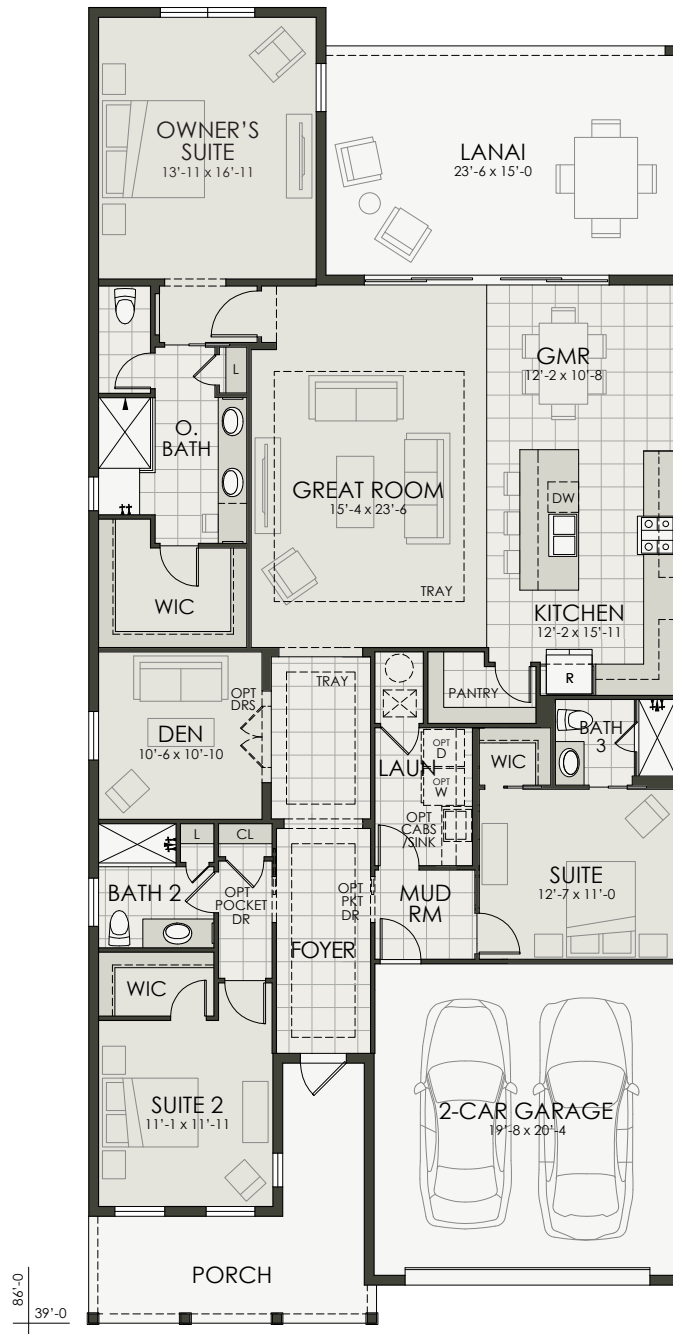
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Developer reserves the right to modify floor plans, elevations, specifications, features and prices without prior notice. Square footage and room sizes are approximate. Exterior treatments, window locations and room configurations may vary with elevation. 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. © 2024 Homes by Towne®



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