

Shellstone at Waterside

9181 Florida Rock Trail (Lot 288)

Clipper Series

Halyard
\$814,900

Halyard Available Now

2,078 SF

2 Bedrooms

2 Bathrooms

Den

Oversized 5 Car Garage

(Inventory Home to be Garage Right)



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
- Upgraded Kitchen Sink

- Below Kitchen Cabinet LED Lighting
- Backsplash Added in the Kitchen
- Upgraded Luxury Vinyl Flooring
- Upgraded Floor Tile in Bathrooms
- Wall Tile Installed to the Ceiling in All Showers
- Upgraded Bathroom Cabinets
- Upgraded Moen Plumbing Fixtures
- Polyaspartic Garage Floor Coating

- 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

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

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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