

# Shellstone at Waterside

9255 Florida Rock Trail (Lot 304)

Clipper Series

Halyard  
\$879,900

## Halyard July 2027

2,273 SF

3 Bedrooms

3 Bathrooms

Den

2 Car Garage

(Inventory Home to be Garage Left)



## New Home Features

- Coastal B Elevation
- Tray Ceilings in Foyers 1 & 2 and Great Room and Owner's Suite
- 42" Upper Kitchen Cabinets with GE Profile Gourmet Appliance Package
- Upgraded Quartz Countertops in Kitchen and Bathrooms
- Upgraded Kitchen Sink
- Comfort Height Toilets
- Below Kitchen Cabinet LED Lighting
- Backsplash Added in the Kitchen
- Upgraded LVP
- Wall Tile Installed to the Ceiling in All Showers
- Upgraded Bathroom Cabinets
- Upgraded Moen Plumbing Fixtures
- Polyaspartic Garage Floor Coating
- Keyless Entry Pad for Garage
- 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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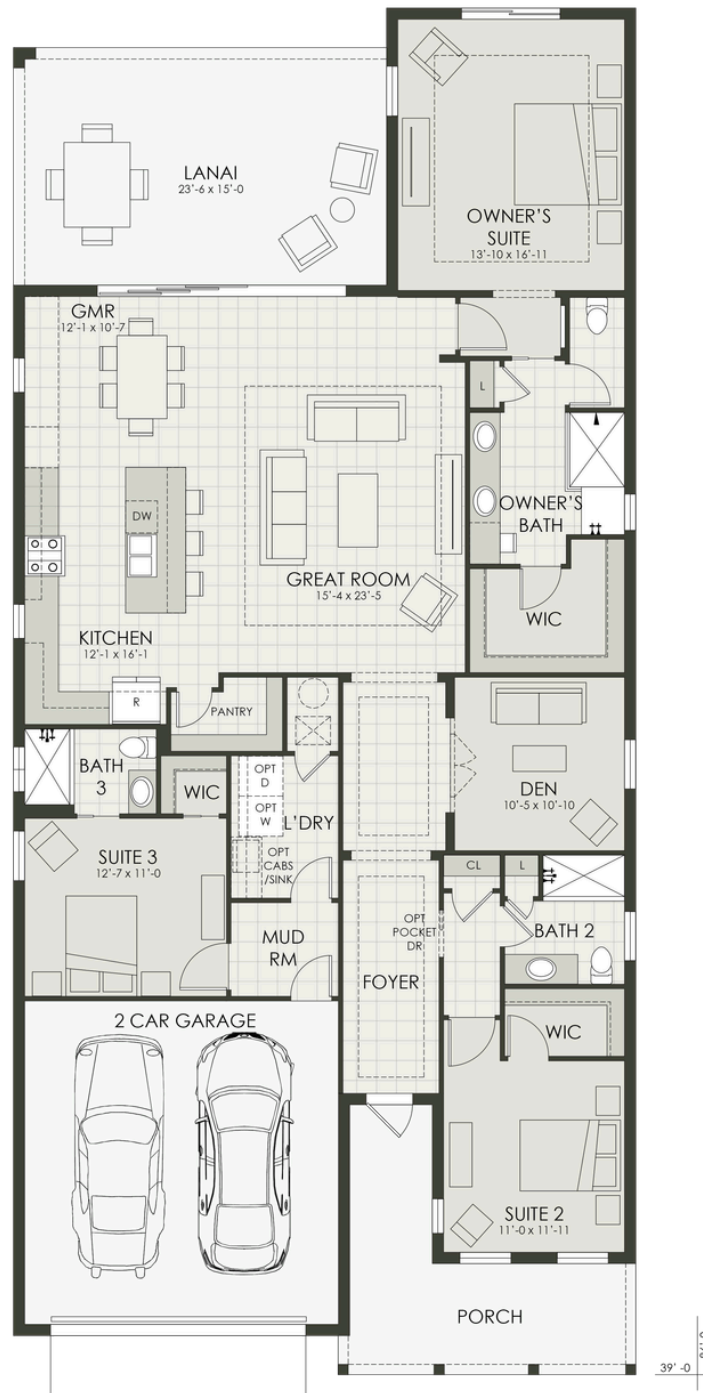
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