

# Shellstone at Waterside

815 Blue Shell Loop (Lot 147)  
Catamaran Series

Islander  
\$1,329,900

## Islander

Available March 2025

2,675 sq. ft.  
3 Bedroom  
3 Bath  
Study  
Resort Style Pool and Spa  
3 Car Garage  
(Inventory Home To Be Garage Right)



## New Home Features

- West Indies Elevation
- Tray Ceilings in Great Room, Dining Room, and Owner's Suite
- Premium Cabinets Throughout
- Upgraded Quartz in Kitchen and Bathrooms
- Monogram Appliances
- Upgraded Kitchen Sink
- Above and Below Kitchen Cabinet LED Lighting
- 12" x 71" Plank Floor Tile Throughout
- Flat Stock Baseboards 1" x 6" Throughout
- Upgraded Plumbing Fixtures
- Polyaspartic Garage Floor Coating
- Upgraded Wood Slat Closet Shelving
- Additional Lighting
- Additional Electrical
- Great Room Opens to Large Lanai with Upgraded Decking, Pool, and Spa
- Impact Rated Glass Throughout

## 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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## Inventory Home To Be Garage Right

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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