

Shellstone at Waterside

9083 Amber Pen Drive (Lot 227)
Catamaran Series

Islander
\$1,299,900
w/Pool

Islander

Available Jan 2026

2,675 sq. ft.

3 Bedroom + Study

3 Bath

3 Car Garage

Pool & Spa

(Inventory Home To Be Garage Right)



New Home Features

- Coastal Elevation
- Tray Ceilings in Great 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"x71" Plank Tile Floor Throughout
- Flat Stock Baseboards 1"x6" Throughout
- Upgraded Plumbing Fixtures
- Polyaspartic Garage Floor Coating
- Upgraded Wood Slat Closet Shelving
- Additional Lighting
- Additional Electrical Options Added
- Great Room Opens to Large Lanai with Upgraded Decking, Pool & Spa
- Impact Rated Glass Throughout

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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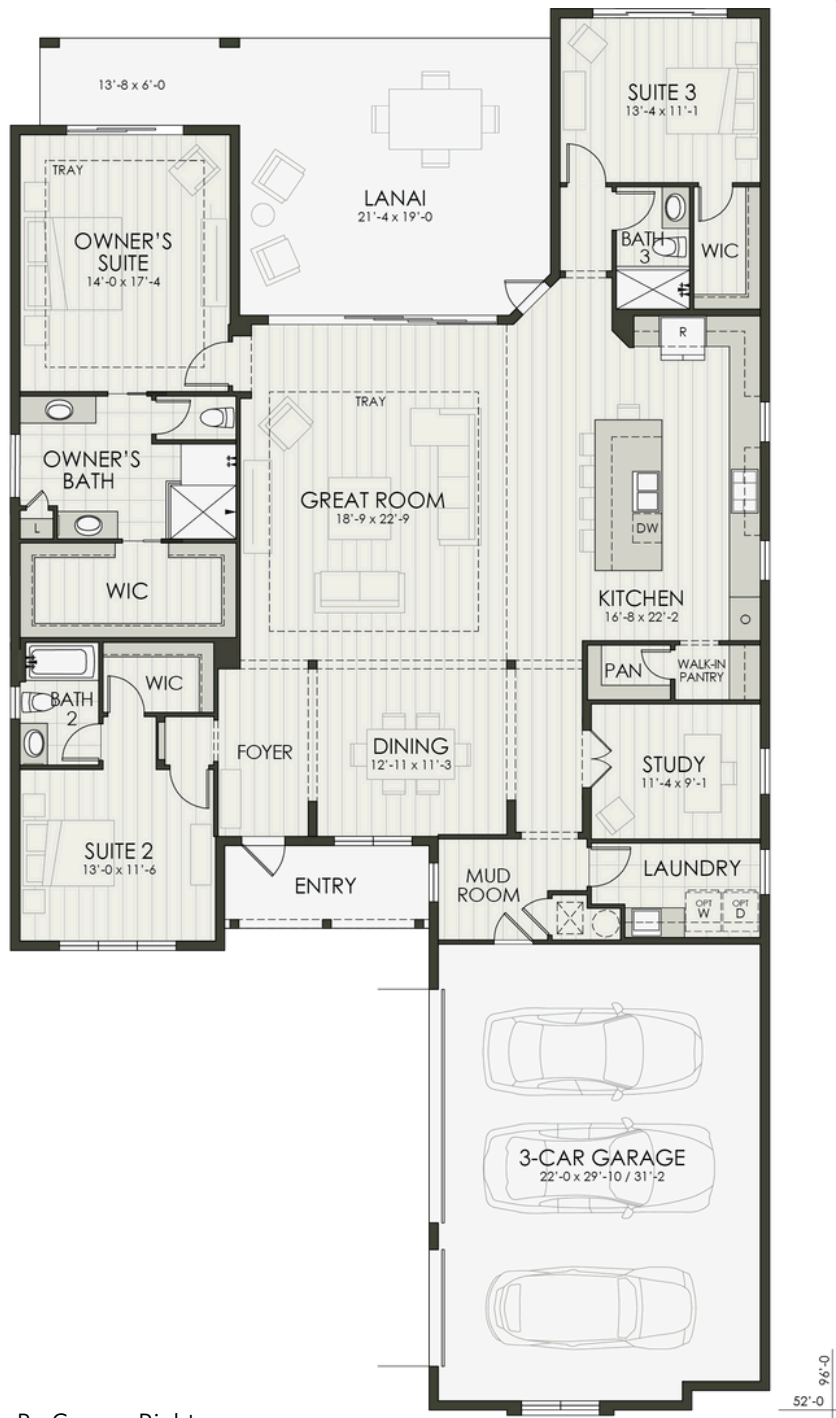
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SHELLSTONE AT WATERSIDE MODEL CENTER: 792 Blue Shell Loop | Sarasota, FL 34240 | 941-361-2536 | shellstone@homesbytowne.com

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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. © 2025 Homes by Towne®



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