

# Shellstone at Waterside

811 Blue Shell Loop (Lot 146)  
Catamaran Series

Portside  
\$1,374,900  
Lakeview

## Portside

Available Sept 2026

3,072 sq. ft.  
4 Bedroom  
3 Bath  
Den  
3 Car Garage  
Resort Style Pool & Spa

(Inventory Home To Be Garage Leftt)



## New Home Features

- Coastal Elevation
- Tray Ceilings in Dining Room and Owner's Suite
- Upgraded Cabinets throughout
- Optional Cabinets in Butler's Pantry with Wine Reserve
- Upgraded Quartz Countertops throughout
- Upgraded Farmhouse Kitchen Sink
- Polyaspartic Garage Floor Coating
- Backsplash in Kitchen and Butler's Pantry
- Upgraded Plank Tile Flooring Throughout
- Upgraded Tile Flooring in Bathrooms
- Upgraded Interior Doors
- Below Cabinet Lighting in Kitchen and Butler's Pantry
- Upgraded Moen Plumbing Fixtures
- Additional Electrical Options Added
- Rough in for future Summer Kitchen
- Pool and Spa with Shellock Pavers and Clearview Screen

## 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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**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. © 2023 Homes by Towne®



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