

# Shellstone at Waterside

9275 Auger Lane (Lot 362)

Clipper Series

Regatta  
\$674,900

## Regatta

Available Nov 2026

1,978 SF

3 Bedrooms + Den

2 Bathrooms

2 Car Extended Garage

(Inventory Home to be Garage Right)



## New Home Features

- Coastal Elevation B
- Tray Ceilings in Foyer, Great Room and Owners Suite
- Upgraded Kitchen Sink
- Screened in Lanai with Open View
- Upgraded LVP Plank Tile Throughout
- Upgraded Wall Tile in Baths
- Upgraded Moen Plumbing Fixtures
- Soft Close Drawers and Cabinets
- 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 (Opens Summer 2026): Social Hall, Fitness Center, Pool & Spa, Firepit, Poolside Cabanas, Poolside BBQ Grills, Fitness Lawn

Midway Park Shared Amenity (Open Now): 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

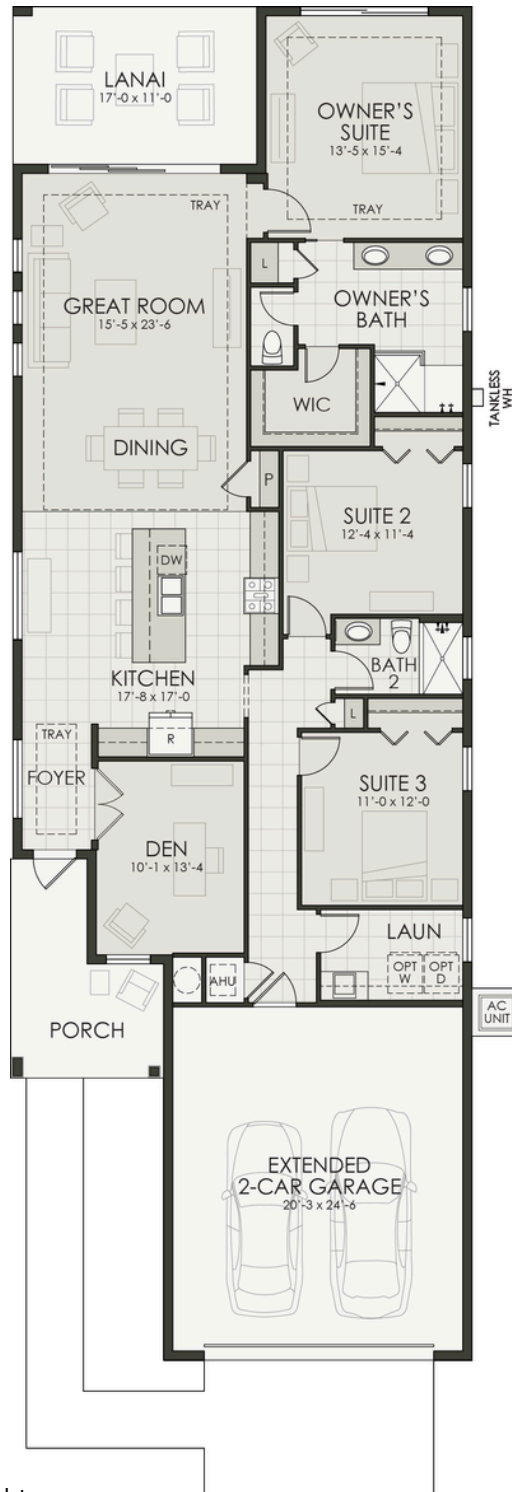


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Casting Series

Regatta  
\$674,900



## 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®