





DOWN

TOWN

1. **Grand Living at Wellen Park** - World-class independent, assisted living and memory care facility

2. **Tropia Wellen Park** - 1, 2 and 3-bedroom rental apartments fused with style and modern conveniences

3. **The Yard** - One-stop waterfront destination to gather and graze a diverse lineup of culinary delights served from repurposed shipping containers

4. **Vibes Outfitter** - Fun in the sun! Rentable paddle boards, canoes, kayaks, bicycles and e-bikes

5. **Natural Play** - A natural, organically-inspired play area for families of all ages

6. **Fountain & Splashpad** - Discover the refreshing joy of linear jets

7. **Great Lawn** - A dynamic lawn area in the heart of downtown for community festivals, markets, and celebrations

8. **Solis Hall** - Waterfront event venue creating the perfect flow between indoor and outdoor spaces

9. **Boutique Hotel** - the perfect perch for friends and family looking to stay in Downtown Wellen

10. **Shops, Restaurants, and Offices** - Premier shopping, dining, and offices:

- Oak & Stone Craft Beer & Artisan Pizza
- Breakwater Home Fashions
- Villani & Co. Steak Seafood Raw Bar
- Bright Ice Scoop Shop
- Foxtail Coffee
- Capstan Financial
- Paint Nail Bar
- DanaTyler Jewelry
- Naples Soap Company
- Florida Lakes Surgical
- Agility Physical Therapy
- Dr. Seymour Orthodontics
- RWA Engineering

11. **Banyan House Restaurant** - Waterfront restaurant with indoor and outdoor seating and breathtaking sunset views

12. **Grand Lake** - 80-acre lake with 2.8 miles of pedestrian paths along the water and a fishing pier

13. **Floating Dock** - Launch canoes, kayaks, paddle boards

14. **Heritage Tree Living Room** - 100-year oak tree with decking/seating

15. **Canopy Green** - Unique and special gathering space featuring landscaped areas shaded with canopy trees and seating

ACTIVELY SELLING NEIGHBORHOODS

NEIGHBORHOOD	# OF HOMES	SQ. FT. RANGE	STARTING PRICE**	HOA FEES	Condos	Townhomes	Coach Homes	Attached Villas	Single-Family Maintenance-Assisted	Gated	Park	Country Club On-site Dining	Golf	Lifestyle-Directed Activities	Fitness Center	Club House	Card Rooms	Pickleball	Tennis Courts	Bocce	Croquet	Resort Pool	Lap Pool	Spa Services	Trails	Tot Lot	Dog Park	Canoe/Kayak Launch	Golf Cart Friendly*
Antigua Lennar	177	1,667-3,231	High \$300s	\$					•	•	•																		•
Avelina Neal Communities	96	2,327-2,762	Mid \$600s	\$\$					•	•	•																		•
Boca Royale Neal Communities	1,127	1,632 - 3,209	Mid \$400s	\$\$\$				•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Gran Place Sam Rodgers	42	2,222-3,127	Low \$800s	\$\$					•	•	•	•																	•
Grand Palm Neal Communities	1,975	1,632-2,907	Mid \$400s	\$-\$\$\$				•	•	•	•			•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Renaissance Mattamy Homes	700	1,431-3,414	Low \$400s	\$\$				•	•	•	•			•	•	•		•	•	•	•	•				•		•	
Solstice Toll Brothers	270	1,528-3,395	Low \$400s	\$ - \$\$				•	•	•	•			•	•	•		•	•			•	•			•		•	
Sunstone Mattamy Homes	398	1,501-2,969	Low \$400s	\$\$				•	•	•	•			•	•	•		•	•	•	•	•	•	•	•	•	•	•	•
Wellen Park Golf & Country Club Lennar	1,376	1,120-3,473	Condos: Upper \$200s Single-Family: Mid \$600s	\$\$\$ - \$\$\$\$	•		•		•	•	•	•		•	•	•	•	•	•	•			•	•	•		•		•
Wysteria Neal Communities	153	1,434-1,859	High \$300s	\$\$\$				•	•	•	•					•		•				•						•	

HOA DUES: \$ = \$200-\$300/month \$\$ = \$300-\$400/month \$\$\$ = \$400-\$500/month \$\$\$\$ = >\$500/month

**Product, pricing, amenities provided by the builder are subject to change without notice. *Refer to HOA documents for details September 2022 | © 2023 Wellen Park

ANTIGUA
On-Site Model Homes!
Builder: Lennar
Sales Center: 11490 Burgundy Dr.
Venice, FL 34293
9 a.m. - 6 p.m. Mon. - Sat.
10 a.m. - 6 p.m. on Sun.
941.621.9324

AVELINA
On-Site Model Homes!
Builder: Neal Communities
Sales Center: 12581 Meribel St.
Venice, FL 34253
10 a.m. - 6 p.m. Mon. - Sat.
12 p.m. - 5 p.m. on Sun.
941.241.2359

BOCA ROYALE
On-Site Model Homes!
Builder: Neal Communities
Sales Center: 1 Golf View Dr.
Englewood, FL 34223
10 a.m. - 6 p.m. Mon. - Sat.
12 p.m. - 5 p.m. on Sun.
941.214.9760

GRAN PLACE
On-Site Model Homes!
Builder: Sam Rodgers Homes
Sales Center: 18075 Home Run Dr.
Venice, FL 34293
10 a.m. - 6 p.m. Mon - Sat.
12 p.m. - 5 p.m. on Sun
941.621.9307

GRAND PALM
On-Site Model Homes!
Builder: Neal Communities
Discovery Center: 21209 Wacissa Dr.
Venice, FL 34293
10 a.m. - 6 p.m. Mon. - Sat.
12 p.m. - 5 p.m. on Sun.
941.214.9190

RENAISSANCE
On-Site Model Homes!
Builder: Mattamy Homes
Sales Center: 11720 Renaissance Blvd.
Venice, FL 34293
10 a.m. - 6 p.m. Mon. - Thu. & Sat
12 p.m. - 6 p.m. Fri. & Sun.
941.208.6375

SOLSTICE
On-Site Model Homes!
Builder: Toll Brothers
Sales Center: 12657 Pinnacle Ln.
Venice, FL 34293
10 a.m. - 6 p.m. Tue. - Sat.
11 a.m. - 6 p.m. on Sun.
3 - 6 p.m. on Mon.
941.628.7086

SUNSTONE
On-Site Model Homes!
Builder: Mattamy Homes
Sales Center: 18150 Wellspring Ct.
Venice, FL 34293
10 a.m. - 6 p.m. Mon. - Thu. & Sat.
12 p.m. - 6 p.m. Fri. & Sun.
941.205.7051

WELLEN PARK GOLF & COUNTRY CLUB
On-Site Model Homes!
Builder: Lennar
Sales Center: 17121 Jadestone Ct.
Englewood, FL 34223
9 a.m. - 6 p.m. Mon. - Sat.
10 a.m. - 6 p.m. Sun.
941.740.6524

WYSTERIA
On-Site Model Homes!
Builder: Neal Communities
Sales Center: 18217 Vizcaya Court
Venice, FL 34293
10 a.m. - 6 p.m. Mon. - Sat.
12 p.m. - 5 p.m. on Sun.
941.269.2293



WELLEN PARK

wellenpark.com | 941-229-3825 | Hours 9 a.m. - 5 p.m. Monday - Sunday

LEGEND

- ACTIVELY SELLING
- FUTURE
- COMMERCIAL
- SOLD OUT

AMENITIES KEY

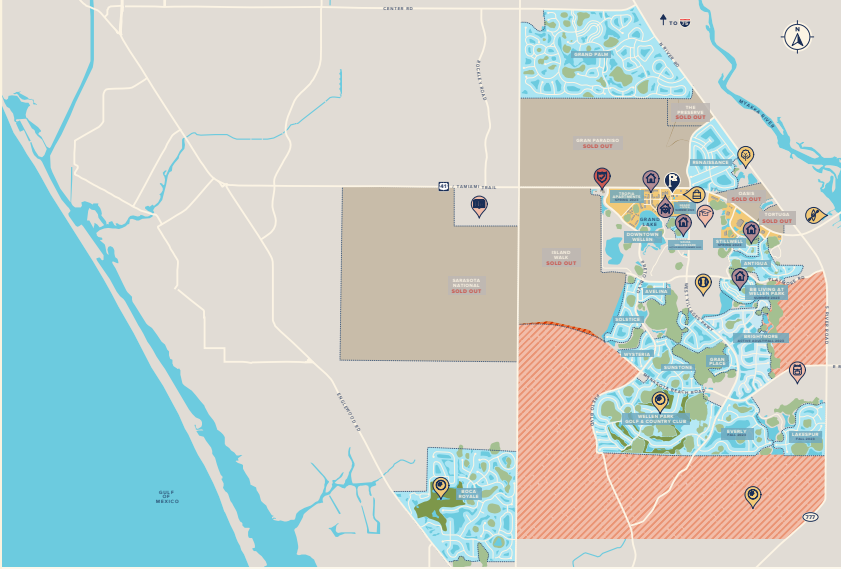
- WELCOME CENTER
- RENTAL PROPERTIES
- SENIOR LIVING
- SHOPPING
- GOLF COURSE
- PARKS
- SENATOR BOB JOHNSON'S LANDING (KAYAK LAUNCH)
- ATLANTA BRAVES SPRING TRAINING STADIUM
- STATE COLLEGE OF FLORIDA
- TAYLOR RANCH ELEMENTARY SCHOOL
- FUTURE K-12 SCHOOL
- PUBLIC SAFETY BUILDING

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It is not uncommon that any of the foregoing can change without notice to you. You should never rely on the accuracy of this map in making any decisions relative to purchasing any property.

Wellen Park, LLLP reserves the right to make changes at any time without notice.

KEY MAP



8 MILES TO LOCAL BEACHES
FROM DOWNTOWN WELLEN

