



**Naples Soap Company:** This specialty boutique, well-known for its high-quality beauty products made up of natural and organic ingredients, guarantees that your skin and hair will have never felt better.

**Acqua Pazza:** This coastal Italian restaurant fuses authentic family charm with chic interiors for a truly unique dining experience.

**Danville Jewelry:** This locally-owned jewelry store crafts high-quality yet affordable items with stunning coastal motifs.

**Paint Nail Bar:** A tume-free luxury nail bar with beautiful decor and lovely service.

**Foxtail Coffee:** Serving expertly crafted coffee alongside a Kelly's Ice Cream stand, this cozy gathering spot combines rustic comfort with careful attention to ethical considerations and quality standards.

**Williams & Co. Steak Seafood Raw Bar:** Quality dining focusing on steaks and seafood fresh from farm and sea. With beautiful interiors as well as the option of patio dining, this destination in the heart of Wellen Park is perfect for special occasions.

**Bright Ice Scoop Shop:** Bright by name and design, this uniquely flavored ice cream store is committed to using natural, locally sourced ingredients whenever possible.

**Oak & Stone Craft Beer & Artisan Pizza:** A laid-back New American tavern providing self-serve craft beer, artisanal pizza, and gourmet fare using only the freshest ingredients.

**Breakwater Home Fashions:** Owned by experienced retail designers, this home decor boutique store is stocked with one-of-a-kind finds, specializing in coastal design.

**Florida Lakes Spa:** This aesthetics and wellness center offers numerous treatments for skin improvement and maintenance, boosting self-confidence and improving health for its guests.

**Agility Physical Therapy:** This family-owned practice keeps Wellen Park residents at the top of their game — and offers the best in golf rehab and sports injury treatments to those who need it.

**Dr. Seymour Orthodontics:** Smile right and bright thanks to Dr. Seymour and his 25 years of experience in the Southwest Florida region.

**RWA Engineering:** A regional civil engineering firm offering comprehensive interdisciplinary solutions of civil engineering, land planning, and surveying and mapping for private and public sector clients.

**Boutique Hotel (Future):** The perfect perch for friends and family looking to stay in Downtown Wellen.

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

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

**Claw & Company:** Casual grab n' go lobster rolls.

**Pop Dawgs:** Ballpark fare selling gourmet popcorn and hot dogs.

**Lakeside Bites:** Good eats and special drinks.

## ACTIVELY SELLING NEIGHBORHOODS

Neighborhood	# of Homes	Sq. Ft. Range	Starting Price**	HOA Fees	C <sub>1</sub>		T <sub>1</sub>	C <sub>2</sub>	A <sub>1</sub>	S <sub>1</sub>	M <sub>1</sub>	G <sub>1</sub>	S <sub>2</sub>	C <sub>3</sub>	L <sub>1</sub>	G <sub>2</sub>	F <sub>1</sub>	C <sub>4</sub>	C <sub>5</sub>	R <sub>1</sub>	L <sub>2</sub>	G <sub>3</sub>	P <sub>1</sub>	T <sub>2</sub>	B <sub>1</sub>	C <sub>6</sub>	P <sub>2</sub>	T <sub>3</sub>	T <sub>4</sub>	D <sub>1</sub>	C <sub>7</sub>			
					Housing Types				Services				Recreation Facilities				Sports				Outdoor Amenities													
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	\$\$\$				•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
Brightmore Mattamy Homes	600	1,400 – 2,500	Coming Soon	Coming Soon				•	•	•	•	•			•	•	•	•	•		•	•			•							•		
Everly John Cannon, Lee Wetherington, Neal Signature, Homes by WestBay	241	3,000 – 4,200	Mid \$700s	\$\$					•		•				•	•		•	•		•				•					•				
Gran Place Sam Rodgers	42	2,222 – 3,127	High \$800s	\$\$					•	•	•					•													•					
Grand Palm Neal Communities	1,975	1,632 – 2,907	Mid \$400s	\$-\$\$\$				•	•	•	•	•			•	•	•	•	•	•	•	•			•	•				•	•	•	•	•
Lakespur Pulte, Lennar	492	1,350 – 3,200	High \$300s	\$\$			•		•	•	•	•			•	•	•	•			•								•	•	•	•		
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 April 2023 | © 2023 Wellen Park



SALES CENTERS

**ANTIGUA**  
11490 Burgundy Dr.  
Mon. - Sat.: 9 AM - 6 PM  
Sun.: 10 AM - 6 PM  
941.621.9324

**BOCA ROYALE**  
1 Golf View Dr.  
Mon. - Sat.: 10 AM - 6 PM  
Sun.: 12 PM - 5 PM  
941.214.9760

**EVERLY**  
Sales Center Coming Soon  
941.231.5402

**GRAN PLACE**  
18075 Home Run Dr.  
Mon. - Sat.: 10 AM - 6 PM  
Sun.: 12 PM - 5 PM  
941.621.9307

**GRAND PALM**  
21209 Wacissa Dr.  
Mon. - Sat.: 10 AM - 6 PM  
Fri. & Sun.: 12 PM - 5 PM  
941.214.9190

**LAKEPUR**  
Sales Center Coming Soon  
941.265.6300

**RENAISSANCE**  
11720 Renaissance Blvd.  
Mon. - Thu. & Sat.: 10 AM - 6 PM  
Fri. & Sun.: 12 PM - 6 PM  
941.208.6375

**SOLSTICE**  
12657 Pinnacle Ln.  
Mon.: 3 PM - 6 PM  
Tue. - Sat.: 10 AM - 6 PM  
Sun.: 11 AM - 6 PM  
941.628.7086

**SUNSTONE**  
18150 Wellspring Ct.  
Mon. - Thu. & Sat.: 10 AM - 6 PM  
Fri. & Sun.: 12 PM - 6 PM  
941.205.7051

**WELLEN PARK GOLF & COUNTRY CLUB**  
17121 Jadestone Ct.  
Mon. - Sat.: 9 AM - 6 PM  
Sun.: 10 AM - 6 PM  
941.740.6524

**WYSTERIA**  
18217 Vizcaya Ct.  
Mon. - Sat.: 10 AM - 6 PM  
Sun.: 12 PM - 5 PM  
941.269.2293

Welcome Center: 12275 Mercado Dr. | Mon. - Sun.: 9 AM-5 PM | [WELLENPARK.COM](https://www.wellenpark.com) | 941.229.3825



## LEGEND

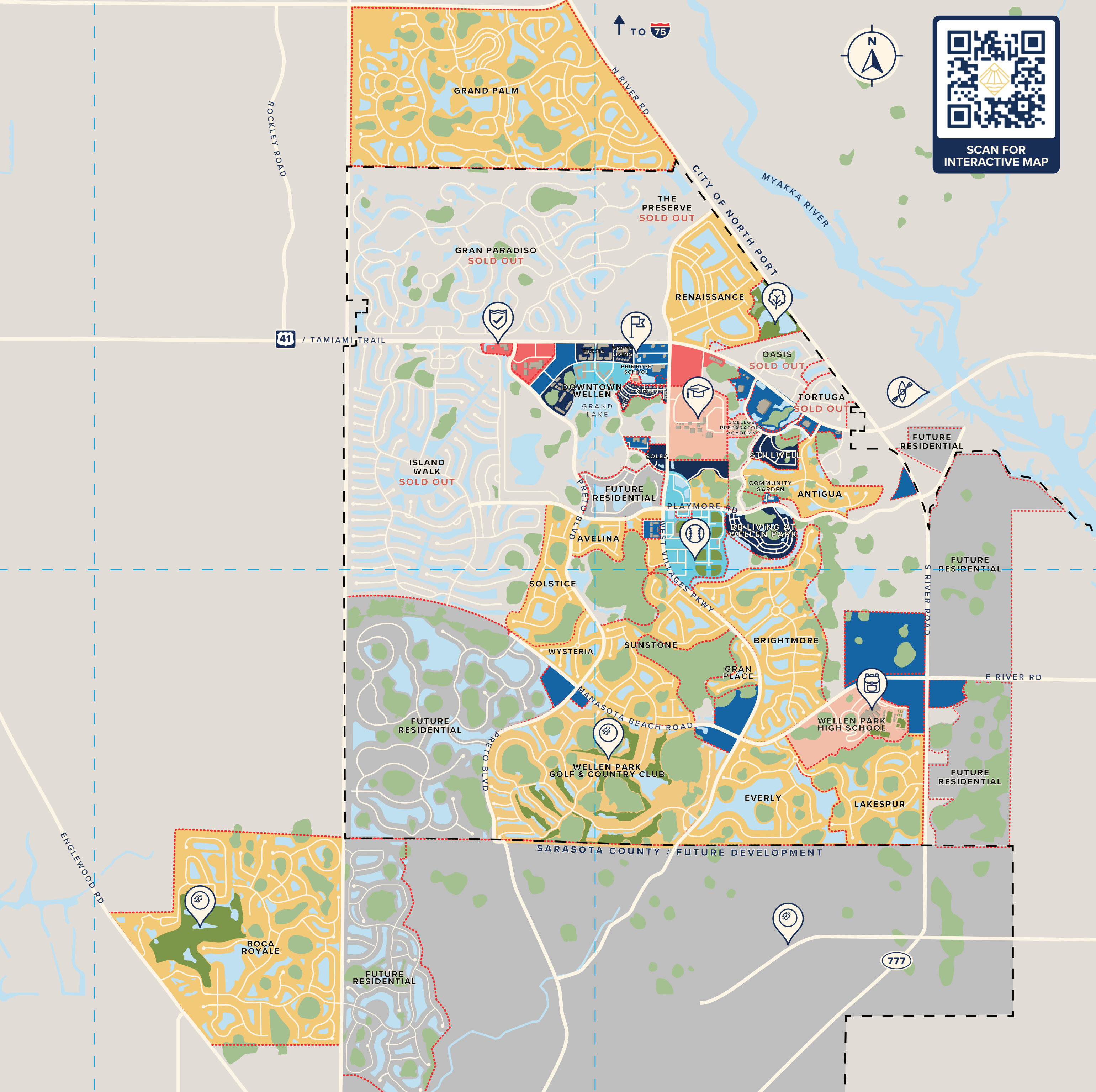
- RESIDENTIAL NEIGHBORHOOD
- MULTIFAMILY & RENTALS
- MIXED USE
- DESIGNATED COMMERCIAL
- HEALTHCARE & EMERGENCY
- EDUCATIONAL INSTITUTION
- LAND HOLDINGS

## AMENITIES KEY

- 
- WELCOME CENTER
  - SENATOR BOB JOHNSON'S  
LANDING (KAYAK LAUNCH)
  - BLUE HERON PARK & BARK PARK
  - COOLTODAY PARK
  - STATE COLLEGE OF FLORIDA
  - FUTURE K-12 SCHOOL
  - GOLF COURSE
  - FIRE STATION 86

## KEY MAP

## NOTES:



Copyright © 2023 Wellen Park, LLLP. Maps are not to scale and are for relative location purposes only. This map is solely for illustrative purposes and should never be relied upon. The past, present, future of proposed roads, easements, land uses, conditions, plot maps, lot sizes, layouts, zoning, utilities, drainage, land conditions, or development of any type whatsoever, whether reflected on the site plan or map, or whether outside the boundaries of the site plan or map, may not be shown or may be incomplete or inaccurate or may or may not change in the future. 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.