

and modern conveniences

Grand Living at Wellen Park World-class independent, assisted living and

memory care facility

Heritage Tree Living Room Enjoy comfortable seating in the shade of a majestic, century-old oak tree

Great Lawn A dynamic lawn area in the heart of Downtown for community festivals, markets, and celebrations.



Natural Play A natural, organically inspired play area for friends and families of all ages

Kind Vibes Outfitter Rentable paddle boards, canoes, kayaks, bicycles, and e-bikes for even more fun in the sun!

Floating Dock The launch point for canoes, kayaks, and paddle boards.

Fountain & Splashpad Discover the refreshing joy of linear jets on a sunny day.

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Grand Lake

Welcome to

Downtown

Wellen

80-acre lake with 3 miles of pedestrian paths along the water and a fishing pier.

ACTIVELY SELLING NEIGHBORHOODS

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NEIGHBORHOOD	HOMES	SQ. FT. RANGE	STARTING PRICE**	HOA FEES	HOUSING TYPES			SERVICES					RECREATION FACILITIES					SPORTS					
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, NealSignature, HomesbyWestBay	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 \$\$ = \$500/month \$\$ = \$500/month \$\$ = \$200-\$300/month \$\$ = \$300-\$400/month \$\$ = \$400-\$500/month \$\$ = \$400-\$500/

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

AVELINA 12581 Meribel St Mon. - Sat.: 10 AM - 6 PM Sun.: 12 PM - 5 PM 941.241.2359

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

> BRIGHTMORE Sales Center Coming Late 2023 941.236.5125

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 Sun.: 12 PM - 5 PM 941.214.9190

LAKESPUR 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

Fri. & Sun.: 12 PM - 6 PM 941.205.7051 WELLEN PARK GOLE

18150 Wellspring Ct. Mon. - Thu. & Sat.: 10 AM - 6 PM

SUNSTONE

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

Solis Hall A one-of-a-kind waterfront rental and event venue creates the perfect flow between indoor and outdoors spaces.



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

OUTDOOR AMENITIE

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WYSTERIA

941.269.2293

18217 Vizcaya Ct. Mon. - Sat.: 10 AM - 6 PM

Sun.: 12 PM - 5 PM

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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.

Villani & 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.

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.

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

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

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

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

Capstan Financial: An independent financial consulting group offering retirement planning, estate and education planning, wealth management, investment plans, and employee and executive benefits.

Florida Lakes Vein Center: The second location of this center brings the most advanced treatments in vein care to Wellen Park.

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's 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.

WELLEN PARK



LEGEND



AMENITIES KEY

以 WELCOME CENTER

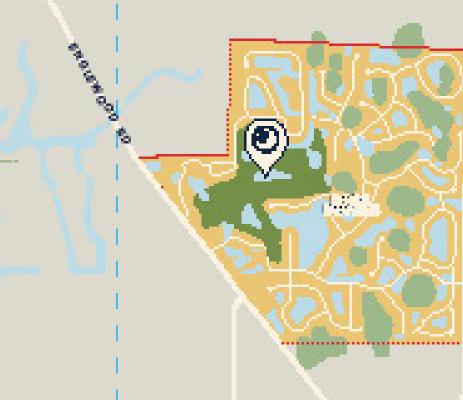


- BLUE HERON PARK & BARK PARK
- 0 COOLTODAY PARK
- STATE COLLEGE OF FLORIDA P
- FUTURE K-12 SCHOOL 5
- 0 GOLF COURSE
- 0 FIRE STATION 86

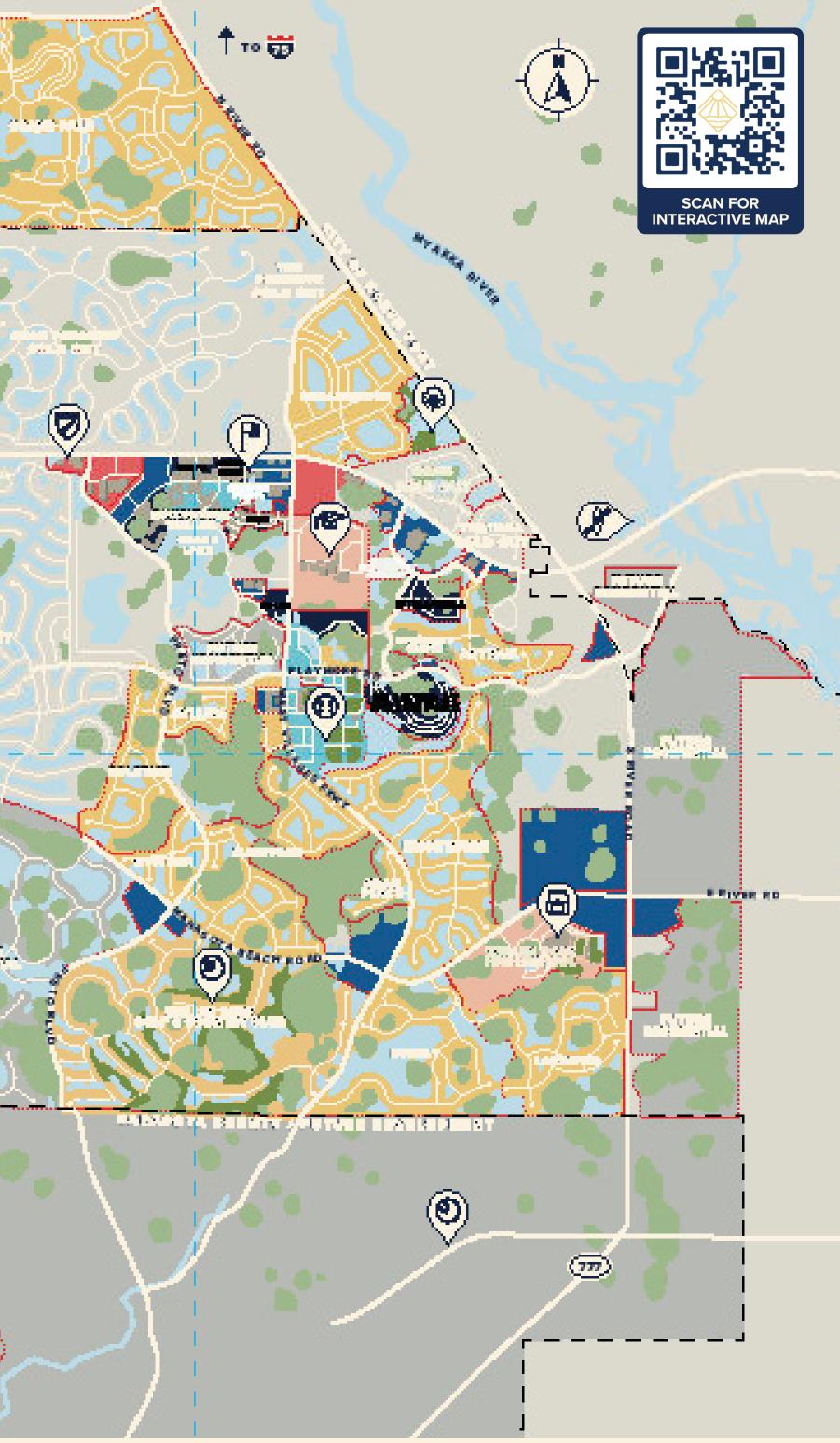
KEY MAP ¢ 8 MILES TO PUBLIC BEACHES



NOTES:







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