



## SHOPPING, DINING, AND SERVICES

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

**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.

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

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.

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.

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

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

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

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

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.

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

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.

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.

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.

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

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.

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
- Pop Dawgs: Ballpark fare selling gourmet popcorn and hot dogs.
- Lakeside Bites: Good eats and special drinks.

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.

## Welcome to **Downtown** Wellen Future Shopping & Dining Coming 2025! New retailers, Canopy Green Unique gathering space shaded with Kind Vibes Outfitter **Grand Lake & Trail Great Lawn** 80-acre lake with 3 miles of pedestrian Rentable paddle boards, canoes, A dynamic lawn area for canopy trees and seating. A favorite kayaks, bicycles, and e-bikes for paths, two fishing piers, and multiple services, restaurants, community festivals, markets, and offices. fun in the sun! and celebrations. kayak launches. location for wedding ceremonies!

**ACTIVELY SELLING NEIGHBORHOODS** 

MEIGHBORHOOD	D.III DED(6)	NEIGUPORUOOR GIZE	00 FT BANGE	CTARTING PRICES	HOL FEED	Ca.	15	GB.	***	Ster	\$	3	વ્યુ	15	3	No	The same	Ch.	3	S	200	3	40	The same	80	de.	TE	40	900
NEIGHBORHOOD	BUILDER(S)	NEIGHBORHOOD SIZE	SQ. FT. RANGE	STARTING PRICE*	HOA FEES	HOUSING TYPES						SERVICE					REC	CREAT	ION FA	ACILIT	ES		SI	ORTS		OUTD	OOR A	MENIT	IES
Antigua	Lennar	•	1,667 - 3,231	Low \$400s	\$					•	•	•			•														
Avelina	Neal Communities	•	2,327 – 2,762	Mid \$600s	\$\$\$					•	•	•			•	•													
Boca Royale	Neal Communities	***	1,632 – 3,209	Mid \$400s	\$\$\$				•	•	•	•		•		•	•	•		•	•	•	•	•			•		•
Brightmore	Mattamy Homes	**	1,400 - 2,500	Low \$400s	\$-\$\$				•		•						•			•			•						•
Everly	John Cannon Lee Wetherington Neal Signature Homes by WestBay	•	2,535 - 4,189	1.7 million 1.2 million Mid \$700s Low \$700s	\$\$					•		•		•			•	•		•			•				•		
Gran Place	Sam Rodgers	•	2,222 - 3,127	High \$800s	\$\$					•	•	•			•	•										•			
Grand Palm	Neal Communities	***	1,632 – 2,907	Mid \$400s	\$-\$\$\$				•	•	•	•		•	•	•	•	•		•	•		•	•	•	•	•	•	•
Lakespur	Pulte Mattamy Homes Lennar	**	1,350 – 3,200	High \$300s	\$\$		9.6		T													П							
Palmera	David Weekley Homes Homes by Towne ICI Homes Mattamy Homes M/I Homes Neal Communities	****	Coming Soon	Coming Soon	Coming Soon			•		•	•						•	•		•	•		•					•	
Renaissance	Mattamy Homes	**	1,431 – 3,414	Low \$400s	\$				•	•	•	•		•	•		•	•		•	•		•	•	•	•		•	
Solstice	Toll Brothers	•	1,528 - 3,395	Low \$400s	\$ - \$\$	95			•	•	•	•				•	•	•		•	•		•	•					•
Sunstone	Mattamy Homes	**	1,501 – 2,969	Low \$400s	\$					•	•			•			•	•			•		•		•	•			•
Wellen Park Golf & Country Club	Lennar	****	1,120 – 3,473	Condos: Upper \$200s Single-Family: Mid \$600s	\$\$\$ - \$\$\$\$			•		•	•		•	•			•	•		•	•	•	•	•	•		•		
Wysteria	Neal Communities		1,434 - 1,860	High \$300s	\$\$\$																	F							

HOA DUES: \$ = \$200-\$300/month \$\$ = \$300-\$400/month \$\$\$ = \$400-\$500/month \$\$\$ = >\$500/month Neighborhood Size: = Under 300 homes = 301-700 homes = 701-1,200 homes = Over 1,200 homes

Mattamy Homes 941.352.4062

\*Product, pricing, amenities provided by the builder are subject to change without notice. \*\*Refer to HOA documents for details April 2023 I © 2024 Wellen Park. 😩

ANTIGUA Lennar 941.621.9324 AVELINA **Neal Communities** 941.241.2359 **BOCA ROYALE** 

BRIGHTMORE Mattamy Homes 941.236.5125 John Cannon 941.213.5460 Lee Wetherington 941.217.1448

**EVERLY (CONTINUED)** Neal Signature 941.258.9002 Homes by WestBay 941.271.7993 **GRAN PLACE** 

Sam Rodgers 941.621.9307

GRAND PALM Neal Communities 941.214.9190 LAKESPUR **Pulte Homes** 941.292.7331 Lennar Homes 941.239.4041 941.353.2607

PALMERA David Weekly 941.335.5756 Homes by Towne 941.353.2698 ICI Homes 941.340.1251 **Mattamy Homes** 

PALMERA (CONTINUED) M/I Homes 941.207.8139 **Neal Communities** 941.369.9842

RENAISSANCE Mattamy Homes 941.208.6375 SOLSTICE Toll Brothers 941.628.7086 SUNSTONE

Mattamy Homes 941.759.6191

WELLEN PARK GOLF & COUNTRY CLUB **Lennar** 941.740.6524

WYSTERIA Neal Communities 941.269.2293

