

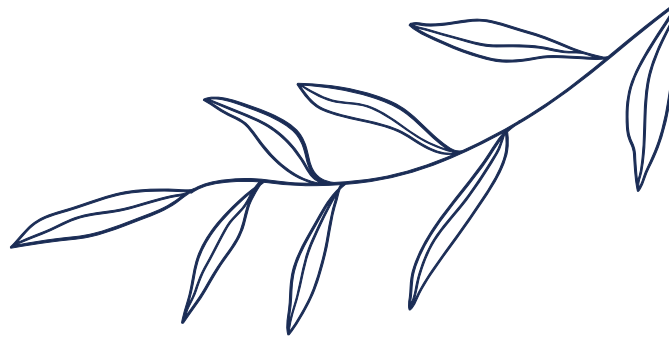
ACTIVELY SELLING *neighborhoods*

NEIGHBORHOOD	STARTING PRICE*	BUILDER(S)	NEIGHBORHOOD SIZE	SQ. FT. RANGE*	HOA FEES**	HOUSING TYPES					SERVICES				RECREATION FACILITIES				SPORTS				OUTDOORS				
						Condos	Townhomes	Coach Homes	Attached Villas	Single-Family Homes	Maintenance-Assisted	On-Site Dining	Lifestyle-Directed Activities	Natural Gas	Fitness Center	Clubhouse	Gathering Lawn	Resort Pool	Lap Pool	Golf	Pickleball Courts	Tennis	Bocce	Park	Playground	Dog Park	
Ashcombe	Low \$300s	DR Horton		1,463-1,464	\$		•				•				•		•										
Avelina	Low \$800s	Neal Communities	Last Opportunities	2,327-2,762	\$\$\$				•		•			•													
Boca Royale	Low \$400s	Neal Communities		1,533-3,677+	\$\$\$\$				•	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•		
Brightmore (55+)	High \$300s	Mattamy Homes		1,427-2,478	\$\$\$-\$\$\$\$				•	•	•	•	•		•	•	•	•			•				•		
Everly	\$1.1 million	John Cannon		2,529-5,620+	\$\$									•	•	•	•	•							•		
	\$1.1 million	Lee Wetherington														•	•	•	•	•							•
	Mid \$700s	Neal Signature														•	•	•	•	•							•
	Low \$700s	Homes by WestBay														•	•	•	•	•							•
Esplanade	Mid \$400s	Taylor Morrison		1,483-3,745	\$\$				•	•	•	•	•	•	•	•	•	•					•	•	•		
Grand Palm	High \$300s	Neal Communities	Last Opportunities	1,632+	\$\$-\$\$\$\$				•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•		
	High \$500s															•	•	•	•	•	•	•	•	•	•	•	•
Lakespur	Low \$400s	Pulte		1,341-3,231	\$\$-\$\$\$\$	•			•		•		•			•	•	•					•	•	•		
	Low \$300s	Mattamy Homes													•	•	•	•	•							•	
Oakbend	Mid \$700s	ICI Homes		1,897-2,895	\$\$\$				•		•			•	•	•	•	•					•	•			
	Mid \$500s	Toll Brothers													•	•	•	•	•							•	
Palmera	Low \$600s	David Weekley Homes		1,533-4,661+	\$\$\$-\$\$\$\$																						
	High \$700s	Homes by Towne																									
	Mid \$800s	ICI Homes																									
	Low \$400s	Mattamy Homes				•	•		•	•	•	•	•	•	•	•	•	•	•	•				•	•		
	High \$300s	M/I Homes																									
Sunstone	High \$300s	Mattamy Homes		1,501-2,349	\$\$-\$\$\$\$				•	•	•	•	•	•	•	•	•	•	•				•	•	•		
Sunstone Lakeside	Low \$500s	Mattamy Homes		1,894-3,057	\$\$\$				•		•	•	•	•	•	•	•	•					•	•			
Wellen Park Golf & Country Club	Mid \$200s	Lennar		1,120-2,799	\$\$\$-\$\$\$\$	•			•	•	•	•	•	•	•	•	•	•	•	•	•	•			•		
	Low \$500s																										
Wysteria	Low \$400s	Neal Communities	Last Opportunities	1,530-1,860	\$				•	•				•	•		•										

HOA DUES: \$ = \$200-\$300/month \$\$ = \$300-\$400/month \$\$\$ = \$400-\$500/month \$\$\$\$ = >\$500/month
 Neighborhood Size: = Under 100 homes = 101-300 homes = 301-700 homes = 701-1,200 homes = 1,200+ homes

*Product, pricing, amenities, and fees provided by builder and subject to change without notice. **HOA fees may vary by homesite. Amounts listed may not reflect total community fees. See builder for details. © 2026 Wellen Park.

sales CENTERS



ASHCOMBE

DR Horton
941.260.1991
10735 Tiger Lily Dr.

AVELINA

Neal Communities
941.241.2359
12581 Meribel St.

BOCA ROYALE

Neal Communities
941.214.9760
10628 Sarazen Wy.

BRIGHTMORE

Mattamy Homes
941.214.4713
11410 Myakka Blue Dr.

EVERLY

John Cannon Homes
941.213.5460
11449 Brightly Dr.

Lee Wetherington Homes

941.217.1448
11414 Brightly Dr.

Neal Signature Homes

941.258.9002
11433 Brightly Dr.

Homes by WestBay

941.271.7993
11536 Gleaming Ter.

ESPLANADE

Taylor Morrison
941.279.2167
26112 Asparano Ave.

GRAND PALM

Neal Communities
941.214.9190
21209 Wacissa Dr.

LAKESPUR

Pulte Homes
941.292.7331
17470 Luminous Ave.

Mattamy Homes

941.352.4062
17330 Moonflower Rd.

OAKBEND

Toll Brothers
941.395.0359
12324 Falling Leaf Pl.

ICI Homes

941.244.5486
12300 Falling Leaf Pl.

PALMERA

David Weekley
941.335.5756
18172 Foxtail Lp.

Homes by Towne

941.353.2698
18188 Foxtail Lp.

ICI Homes

941.340.1251
18477 Foxtail Lp.

PALMERA (CONT.)

Mattamy Homes
941.353.2607
12744 Jade Empress Lp.

M/I Homes (Single-Family)

941.207.8139
18465 Foxtail Lp.

M/I Homes (Townhomes)

941.207.8139
17966 Broadleaf Lp.

Neal Communities

941.369.9842
18332 Foxtail Lp.

SUNSTONE

Mattamy Homes
941.621.9759
18150 Wellspring Ct.

SUNSTONE LAKESIDE

Mattamy Homes
941.841.0121
11915 Starbright Dr.

WELLEN PARK GOLF & COUNTRY CLUB

Lennar
941.740.6524
17121 Jadestone Ct.

WYSTERIA

Neal Communities
941.269.2293
18217 Vizcaya Ct.



Scan for Sales Center Hours

From first steps to grand adventures, our neighborhoods are designed to meet you at every stage of life. Connected by over **30 miles of scenic trails**, our neighborhoods offer seamless access to nature, neighbors, and everything in between. Enjoy the convenience of **golf-cart friendly streets***, the peace of mind of **gated access**, and the **vibrant sense of belonging** that defines life in every neighborhood here.

From cozy enclaves to expansive, amenity-rich villages, every neighborhood has its own **unique character** so you can find the **perfect fit** for your life - today, tomorrow, and beyond.

**Refer to HOA documents for details*