



Wellen Park Golf & Country Club is a 610-acre community approved for approximately 1,376 homes with resort-lifestyle amenities.

## Location

The community is located within the masterplan Wellen Park, approximately 20 miles south of downtown Sarasota, less than seven miles from charming downtown, Venice, Florida and only six miles from the area's renowned sugar-sand Gulf of Mexico beaches. The Wellen Park masterplan spans 11,000 acres. At buildout, the Wellen Park masterplan will feature more than 22,500 homes and offer three districts that mix residential, high-end commercial space and resort-style recreation.

## Homes

Wellen Park Golf & Country Club offers a variety of single-family and multifamily homes ranging from 1,120 to 3,473 square feet of air-conditioned living area.

Innovative design details, the latest in energy-saving and home automation features, plus luxury upgrades are simply included in every home with Lennar's Everything's Included® program.

### Single-Family Homes

**Executive Homes** - Plans include two-bedroom plus den and three-bedroom plus den homes ranging from 1,850 to 2,805 square feet of air-conditioned living area.

**Estate Homes** - Plans include three-bedroom plus den and four bedroom homes ranging from 2,395 to 3,473 square feet of air-conditioned living area.

### Condominiums

**Terraces** - Four-story buildings with detached carport parking. Plans include two-bedroom, two-baths with one floorplan including a den ranging from 1,120 to 1,301 square feet of air-conditioned living area.

**Verandas** - Two-story buildings with detached one-car garages. Plans include two-bedroom, two-baths plus den ranging from 1,355 to 1,569 square feet of air-conditioned living area.

**Coach** - Two-story buildings with attached two-car garages. Plans include three-bedroom, two-baths plus ranging from 1,740 to 2,110 square feet of air-conditioned living area.

## Amenities

Residents of Wellen Park Golf and Country Club will enjoy extensive amenities, including a resort-style pool and spa, fitness center with yoga and aerobics rooms, nail and beauty salon, tennis center with Har-Tru courts and a pro shop, pickleball and bocce ball courts, and on-site dining. The 18-hole championship golf course designed by Gordon B. Lewis will open by the first half of 2023 and will include a golf pro shop, chipping area, putting green, driving range, and cart barn.

### Frequently Asked Questions

**Q.** Is golf included with the purchase?

**A.** All homes at Wellen Park Golf & Country Club will come with either a golf membership or social membership. Both memberships are attached to the home and can transfer with sale or rental only.

**Q.** Does Wellen Park Golf & Country Club have a Community Development District?

**A.** Yes. The Community Development District builds, operates and maintains the community infrastructure and service for the benefit of residents. CDD fees typically appear on a homeowner's annual tax bill and vary by neighborhood.

**Q.** Can I reserve a home site now to build a home later?

**A.** Homes are sold inclusive of home site and must be purchased together.

**Q.** Is Wellen Park Golf & Country Club an Active Adult 55+ Community?

**A.** Wellen Park Golf & Country Club is a resort-style community with no age restrictions.

Wellen Park Golf & Country Club  
20061 Galleria Blvd. | Venice, FL 34293  
877-45-LENNAR | Lennar.com

**LENNAR**

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

Plans to build out this neighborhood as proposed are subject to change without notice. Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft./acreage/dimensions is estimated; actual sq. ft./acreage/dimensions will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. Models/lifestyle photos do not reflect racial or ethnic preference. Maps are not to scale and are for relative location purposes only. Lennar does not guarantee the availability of homes within the price ranges above. Price subject to change without notice. Site plans, community maps and/or aerial photos are conceptual in nature and are merely an artist's rendition. They are solely for illustrative purposes, should never be relied upon, and are subject to change. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2022 Lennar Corporation, Lennar, the Lennar logo, WCI, the WCI logo, Everything's Included and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. LENNAR HOMES LLC CBC038894 and CGC1523282. LENNAR REALTY INC (CQ1013633) 06/22.

