

About The Community

Wellen Park is a vibrant and thriving community located in Venice, FL, offering a modern and connected lifestyle. Situated amidst picturesque landscapes and natural beauty, this master-planned community provides an exceptional living experience for residents of all ages. With an emphasis on outdoor living, Wellen Park provides an extensive network of trails, parks, and green spaces, encouraging an active and healthy lifestyle. Residents can enjoy activities such as walking, jogging, cycling, and picnicking in the beautiful surroundings.

Community Features

Wellen Park Community Specific

- Gated Community
- Tile Roofs
- Natural Gas (Range, Water Heater, Dryer)
- Electrical Heat Pump
- Paver Leadwalk, Apron, and Driveway
- Community Mail Kiosk

Deluxe Kitchen

- 2cm quartz countertops
- Spacious Island workspace (per plan)
- Island seating area (per plan)
- Minimum 17" X 17" ceramic tile flooring in Kitchen
- Designer recessed panel cabinets, with hidden hinges and hardware and 42" upper cabinets
- Cabinet Crown Molding on upper cabinets
- 18-gauge drop-in stainless steel sink
- Moen "Integra Spot Resistant" stainless pullout spray faucet
- GE self-cleaning stainless steel range
- GE vented stainless steel microwave
- GE high-efficiency Energy Star stainless steel dishwasher
- Icemaker/water connection for refrigerator
- 1/3 hp garbage disposal
- Over-sized, walk-in pantry with 5 rows of shelving (per plan)
- Attractive recessed can lighting with LED bulbs

Owner's Retreat And Master Bath

- Spacious walk-in closets
- Minimum 17" X 17" ceramic tile in master bath
- 2cm quartz countertops
- Oversized mirrors with vanity lighting
- Moen "Eva" faucets in brushed nickel finish
- Sterling by Kohler elongated commode in private water closet
- Kohler garden tub (per plan)
- Separate enclosed shower with brushed nickel frame
- Tiled shower floor and wall surround
- Designer recessed panel cabinets with hardware
- Cabinet Crown Molding on upper cabinets (per plan)
- Spacious linen closets (per plan)

Secondary Baths

- Designer recessed panel cabinets with hardware
- Cabinet Crown Molding on upper cabinets (per plan)
- 2cm quartz countertops
- Moen "Eva" faucets in brushed nickel finish
- Top mounted china sinks
- Sterling by Kohler elongated commode
- Sterling by Kohler "Vikrell®" tub with Moen "Eva" fixtures in brushed nickel finish (per plan)
- Tiled wall surround over tub

Energy Saving Features - Save Money And Minimize Impact On The Environment

- High efficiency air conditioning system with SEER ratings that meets or exceeds current building codes
- Energy efficient range and heating system
- Low-E, insulated and double-paned windows
- Carrier® ecobee™ SmartThermostat Pro with voice control
- LED Bulbs (excl. fluorescents in garage/closets/utility areas/pantry)
- R-9 foam filled block
- R-13 insulation in exterior framed walls
- R-38 batt/blown ceiling insulation over conditioned space
- AC ductwork hard-sealed with mastic
- Energy efficient water heater
- Air infiltration barrier between framing and drywall
- Third party insulation and HVAC inspection
- Certified Energy Star 3.1 rated home

Interior Features And Finishes

- Cabinet Crown Molding on all upper cabinets
- Oversized, Decorative 5 1/4" colonial baseboards
- 2 1/4" decorative door casing
- Minimum 17" X 17" ceramic tile flooring in Foyer, Kitchen, Breakfast Area, Master Bath, Secondary Baths and Laundry Room (per plan)
- Lever door hardware in brushed nickel
- Six panel Colonist doors
- Spacious linen closets (per plan)
- Maintenance-free, ventilated shelving throughout
- Security system pre-wire (power devices only; system will vary by community)
- Smoke and carbon monoxide detectors wired to electrical system with battery back-up
- Two dual cable/media outlets
- Ceiling fan pre-wire, blocked and switched in Grand Room, Den/Study, and all Bedrooms
- Decora lighting switches
- 25 oz. level I carpet in custom colors over 5lbs foam pad

Exterior Features And Finishes

- Attractive and architecturally authentic elevations
- Elegant Coach Light/Lights, per plan
- Handsome exterior front door hardware
- Insulated fiberglass 8' front door (per plan)
- Brick paver driveways (in select communities)
- Brick paver lead walk and/or entry way (in select communities)
- Architectural dimensional 30 year shingles and/or Tile Roof (per plan in select communities)
- Sherwin-Williams high quality acrylic exterior paint
- Raised panel reinforced decorative garage doors
- Automatic garage door opener with two remotes (for double garage doors only)
- 8' tall sliding glass doors (per plan)
- Professionally designed landscape packages
- Water-conserving irrigation systems
- Weather resistant acrylic deck on front porch and rear lanai (per plan in select communities)
- Spacious Covered Lanai (per plan)
- 2 Hose Bibbs

Construction & Customer Care

- Ten-year Homebuyers Protection Warranty. Transferable upon sale of your home for 10 years
- One-year non-transferable performance guarantee (subject to normal wear and tear)
- Eight scheduled meetings with your WestBay Construction Manager to observe and learn how your new home is "Created for you!"
- Created for you! Customer Service Program
- First floor concrete block construction with poured concrete cells and reinforced steel
- Low maintenance soffit and fascia
- Engineered hurricane structural hardware (per community)
- 200 amp electrical service (minimum)
- BoraCare Termite treatment
- Taexx built-in "tubes in the wall" pest control

WELLEN PARK | VENICE

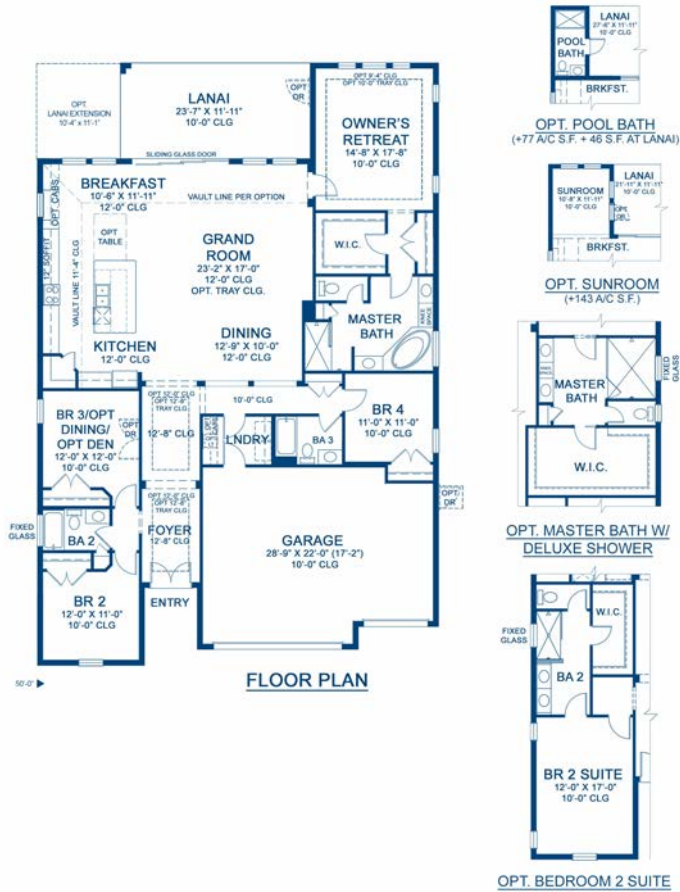
Community Brochure



Biscayne at Wellen Park

Venice, FL 3 - 4 Beds / 3 - 4 Baths / 3 Garage / 2,562 - 2,705 Sqft / Starting from \$700,990

Floorplans



Biscayne at Wellen Park



Coastal A - COA6 Color Scheme



Coastal B - COA12 Color Scheme



Coastal C - COA3 Color Scheme

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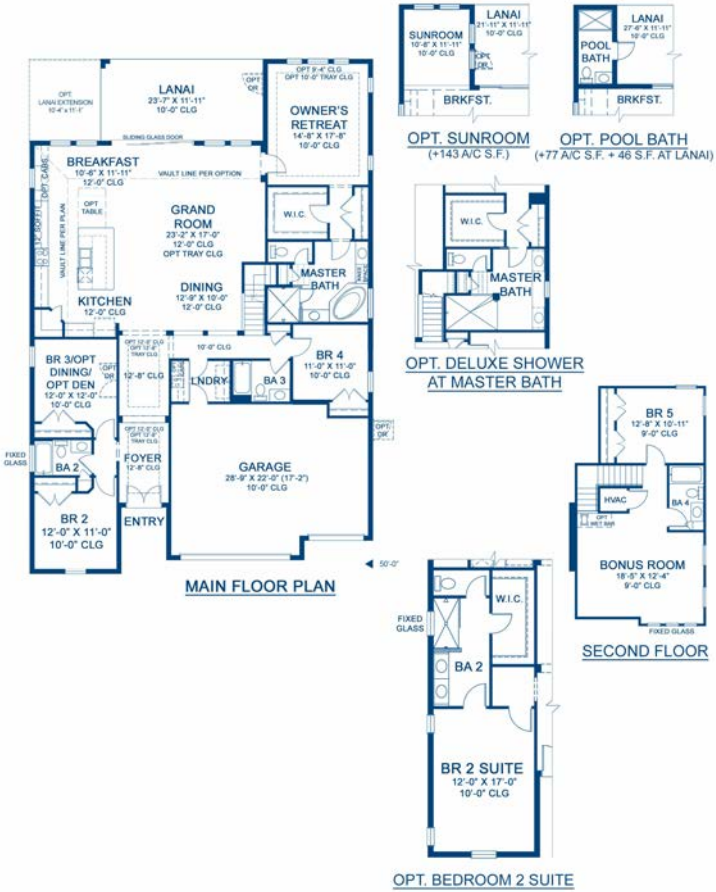
Community Brochure



Biscayne II at Wellen Park

Venice, FL 4 - 5 Beds / 4 - 5 Baths / 3 Garage / 3,138 - 3,281 Sqft / Starting from \$797,990

Floorplans



Biscayne II at Wellen Park



Coastal C - COA10 Color Scheme



Coastal A - COA1 Color Scheme

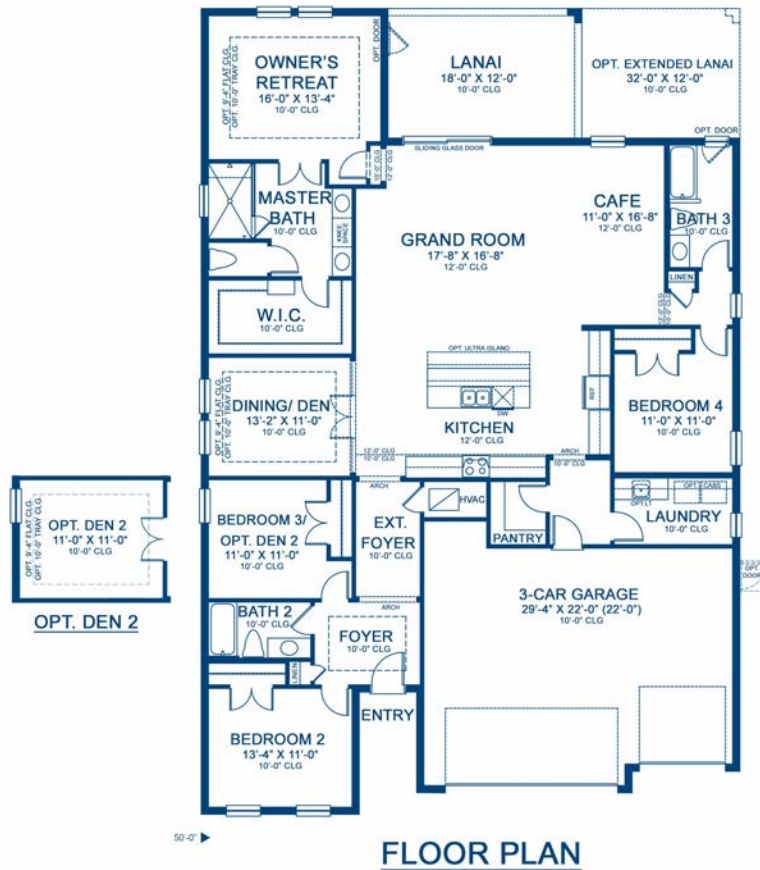


Coastal B - COA4 Color Scheme

Islamorada I at Wellen Park

Venice, FL 3 - 4 Beds / 3 Baths / 3 Garage / 2,535 Sqft / Starting from \$687,990

Floorplans



Islamorada I at Wellen Park



Coastal B - COA6 Color Scheme



Coastal C - COA13 Color Scheme

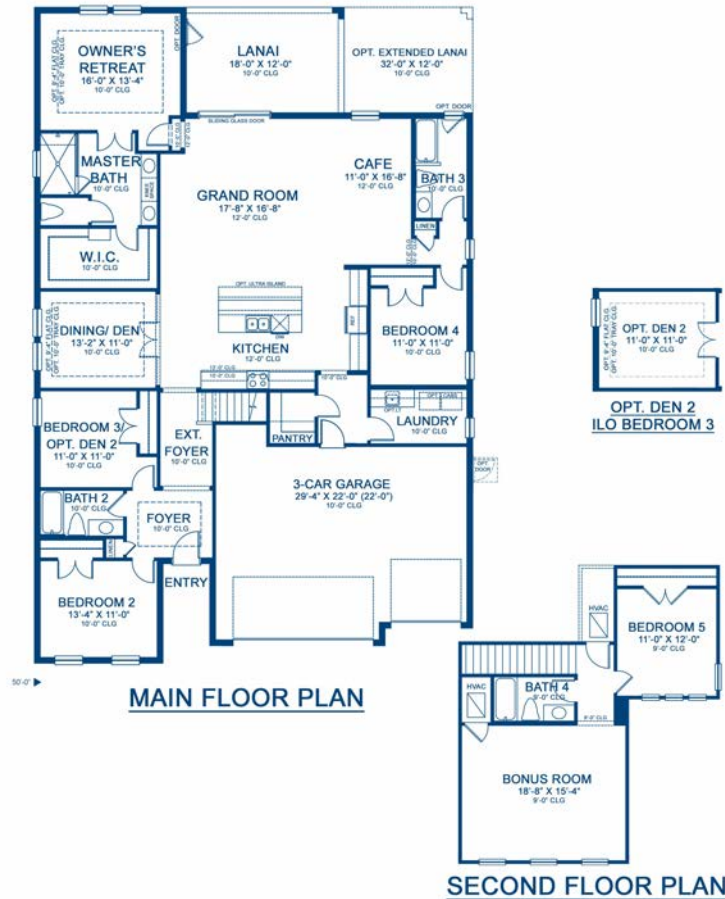


Coastal A - COA8 Color Scheme

Islamorada II at Wellen Park

Venice, FL 4 - 5 Beds / 4 Baths / 3 Garage / 3,144 Sqft / Starting from \$777,990

Floorplans



Islamorada II at Wellen Park



Coastal A - COA5 Color Scheme



Coastal B - COA2 Color Scheme



Coastal C - COA1 Color Scheme

Gasparilla I at Wellen Park



Coastal B - COA3 Color Scheme



Coastal C - COA11 Color Scheme



Coastal A - COA9 Color Scheme

WELLEN PARK | **VENICE**

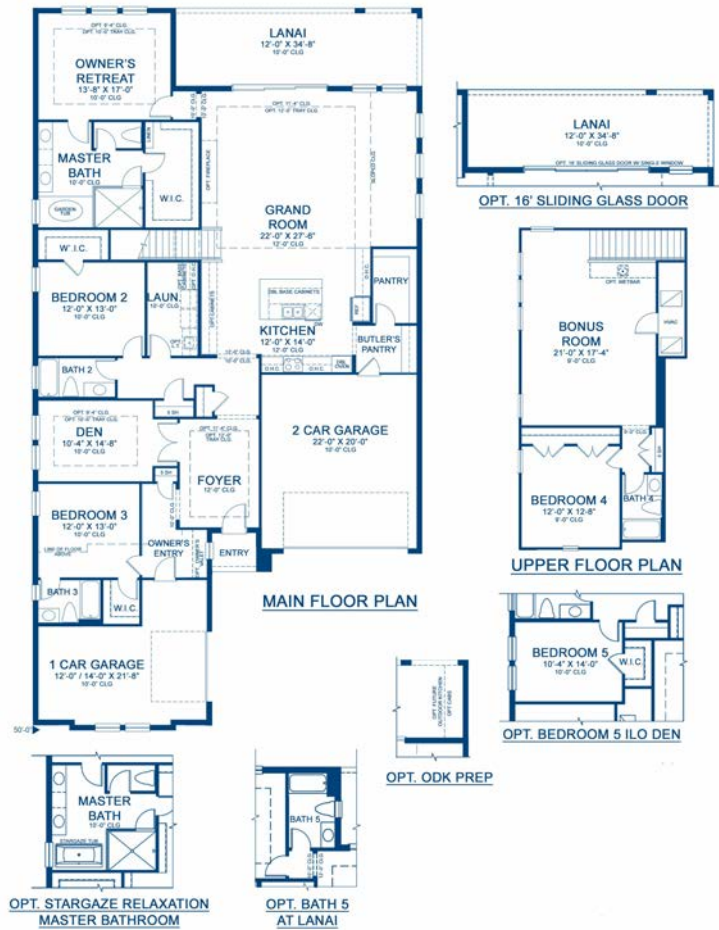
Community Brochure



Gasparilla II at Wellen Park

Venice, FL 4 - 5 Beds / 4 - 5 Baths / 3 Garage / 3,618 Sqft / Starting from \$842,990

Floorplans



Gasparilla II at Wellen Park



Coastal C - COA12 Color Scheme



Coastal A - COA8 Color Scheme

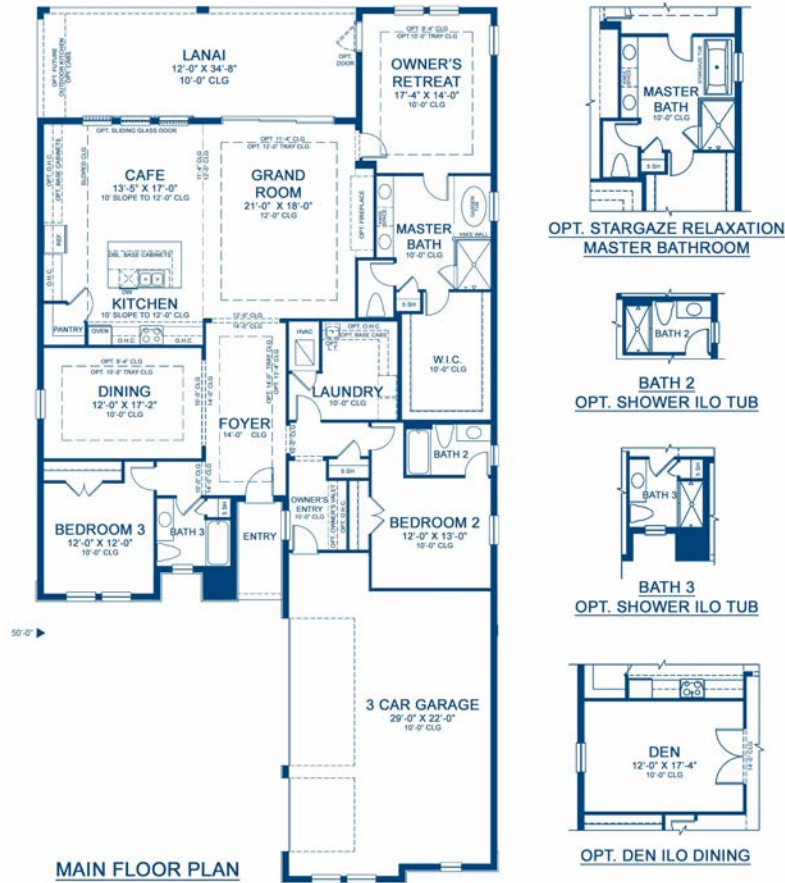


Coastal B - COA4 Color Scheme

Sand Key I at Wellen Park

Venice, FL 3 Beds / 3 Baths / 3 Garage / 2,661 Sqft / Starting from \$717,990

Floorplans



Sand Key I at Wellen Park



Coastal A - COA5 Color Scheme



Coastal B - COA7 Color Scheme

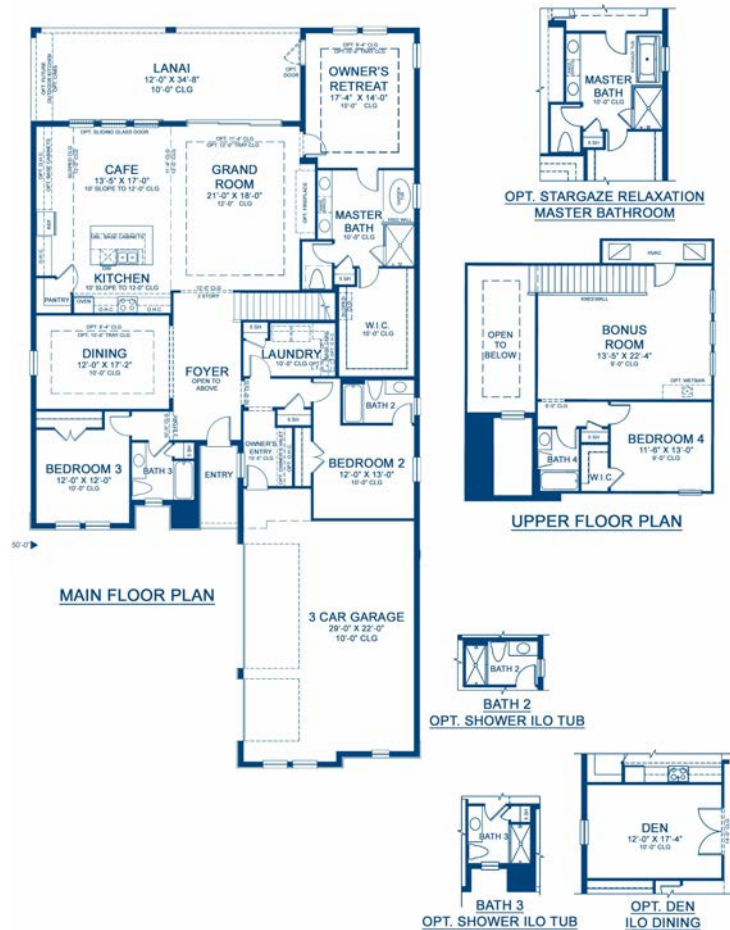


Coastal C - COA10 Color Scheme

Sand Key II at Wellen Park

Venice, FL 4 Beds / 4 Baths / 3 Garage / 3,339 Sqft / Starting from \$817,990

Floorplans



Sand Key II at Wellen Park



Coastal A - COA13 Color Scheme



Coastal C - COA6 Color Scheme



Coastal B - COA2 Color Scheme

Siesta Key I at Wellen Park



Coastal A - COA11 Color Scheme



Coastal C - COA1 Color Scheme



Coastal B - COA3 Color Scheme

WELLEN PARK | VENICE

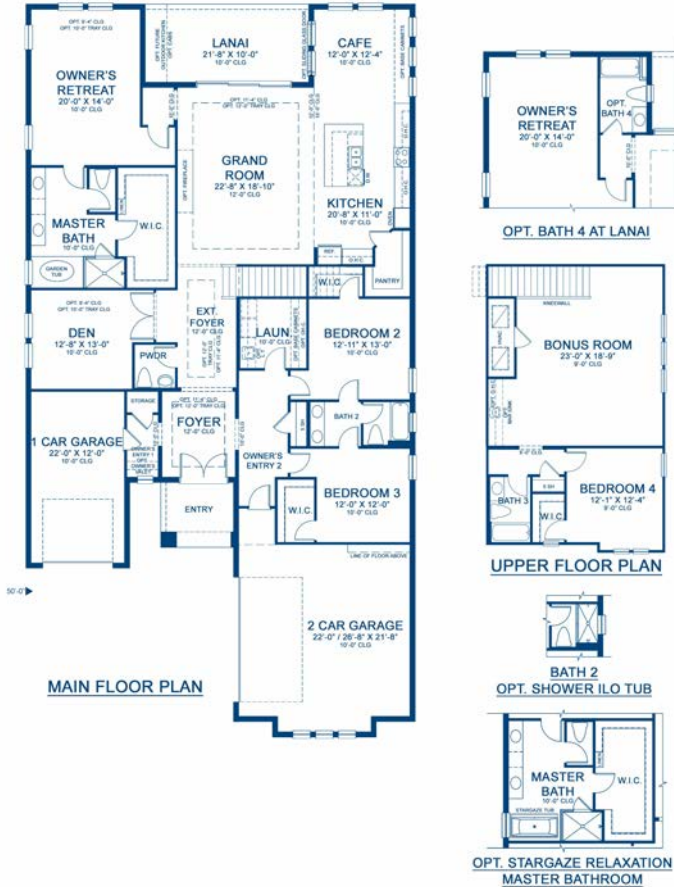
Community Brochure



Siesta Key II at Wellen Park

Venice, FL 4 Beds / 3.5 - 4.5 Baths / 3 Garage / 3,657 Sqft / Starting from \$844,990

Floorplans



Siesta Key II at Wellen Park



Coastal A - COA10 Color Scheme



Coastal B - COA7 Color Scheme



Coastal C - COA9 Color Scheme

Driving Directions



From I-75 S towards Naples, take exit 191 and turn right onto State Rte 777. Continue for approximately 4 miles and then turn right onto W Villages Pkwy. At the traffic circle, take the 2nd exit and stay on W Villages Pkwy. Continue for approximately 3 miles and then turn left onto Manasota Beach Rd and right onto Luminous Ave. At the traffic circle, turn right onto Lustrous Blvd for Everly at Wellen Park's gated entrance.