

OPEN THE DOOR TO YOUR FUTURE IN



Discover beautiful David Weekley homes in the Venice community of Palmera at Wellen Park!

With a variety of open-concept floor plans to select from, you can personalize your home to fit your unique needs and desires. Start building your dreams in Palmera today to take advantage of everything this charming community has to offer, including:

LOCATION

Conveniently located in Venice, FL, our community offers modern homes, easy access to beaches, and two downtown attraction locations, merging with coastal living.

Model Address: 18172 Foxtail Loop
Venice, FL 34293

SCHOOLS

Sarasota County Schools

Taylor Ranch Elementary (K-5)
Venice Middle School (6-8)
Venice High School (9-12)

AMENITIES

- Resort-style pools, including cabanas, an adult pool with lap lanes and a family pool with splash pad
- Clubhouse with Grill Pub
- Kids playground
- Fitness center and spa
- A variety of sport courts, including pickleball courts and golf simulator
- Gathering lawn, fireside seating, nature trail and on-site dining
- Dog park
- Year-round lifestyle programming
- Lawn maintenance and irrigation included
- Access to 30 miles of trails, parks, 2-acre community garden, fishing pier, 80-acre activity lake, golf and country clubs, concert areas, and food truck park
- Proximity to multipurpose grass fields and public plaza for community events
- Nearby CoolToday Park, the Spring Training home of the Atlanta Braves
- Close to shopping, dining and entertainment in walkable Downtown Wellen

TAX RATE/HOA

Taxes: Millage rate- 14.6705

HOA: \$366.79/month (2026 budget)

Hotwire Wi-Fi and standard Tv package included

\$500 Food and Beverage minimum spend paid a beginning of year and credited

CDD: \$4,095.95

UTILITIES

Florida Power and Light (FPL) 800-468-8243
City of North Port (Water/Sewer/Garbage)
941-429-7122



**Make your dreams a reality
by contacting 941-306-4384**

David Weekley Homes



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