WELLEN PARK

Venice, Florida



Amenities

- Resort-style amenities including a social hall with kitchen, pool & spa, private cabanas, fitness center, pickleball courts, fishing platform, and dog park
- Award-winning Artisan Series homes with tile roofs, paver driveways, and three-car garages
- Scenic water & conservation views surrounding 50-acre lake
- Convenient access to Tampa, St. Petersburg, Bradenton, and Sarasota via US-301, I-75, and I-275

Schools

- **Taylor Ranch Elementary**
  2500 Taylor Ranch Trail, Venice, FL 34293
- **Venice Middle School**
  1900 Center Rd, Venice, FL 34292
- **Venice High School**
  1 Indian Ave, Venice, FL 34285

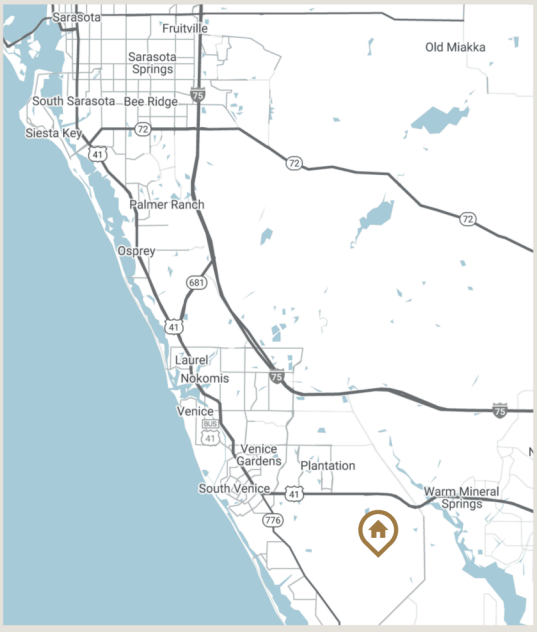
Model Home

Mon, Tues, Thurs–Sat 10AM – 6PM
Wed 11AM – 6PM
Sun 12PM – 6PM

11536 Gleaming Terrace, Venice, FL 34293
(813) 438-3838

Fees

Series	HOA Fees (Quarterly)	CDD Fees (Annually)
Artisan	$1,070.78	$2,845.31 - $3,301.50



EQUAL HOUSING OPPORTUNITY

Availability, specifications, and pricing are subject to change without notice. Included Features will vary depending upon community and floorplan. All rights reserved. Not an offer to purchase where prohibited by law. Speak to a Homes by WestBay Sales Consultant for full details. Subject to change at any time without notice.
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