

\$839,317 - 18604 Arbor Vista Drive, VENICE

MLS® #TB8361236

\$839,317

4 Bedroom, 4.00 Bathroom, 2,867 sqft

Residential on 0.24 Acres

SUNSTONE LAKESIDE AT WELLEN PARK,
VENICE, FL

Pre-Construction. To be built. Welcome to the Isle Royal, a luxurious home situated in the gated community of Lakeside in Wellen Park, Venice, Florida. This stunning property offers 2,867 square feet of meticulously designed living space, featuring 4 bedrooms, 3.5 bathrooms, a retreat, and a 3-car garage. Upon entering, you will be captivated by the open floor plan and the elegant design. The main living areas are adorned with wood-inspired tile flooring, providing a warm and stylish ambiance. The executive kitchen is a chef's dream, showcasing 42" upper cabinets painted wood and pristine quartz countertops, perfect for culinary creations and entertaining. With two walls of cabinetry and an oversized walk-in pantry, there is excessive space for all the kitchen accessories. With the kitchen looking directly out over the dining and Great Room, this home utilizes every last square foot of usable space. You get a view of the extended lanai through the glass sliders and two sets of windows. The owner's suite is a private oasis, featuring a spacious bedroom and an en-suite bathroom with separate vanities and a glass enclosed shower. The suite also boasts two walk-in closets. The additional bedrooms are generously sized, ensuring comfort and privacy. Bedroom 2 is on a hallway off the foyer and includes an en suite full bath with glass enclosed shower. Bedrooms three and four are accessible from the foyer on the opposite side and are divided



by a retreat area and a full bath with glass enclosed shower. There is a powder room, just before the kitchen for added convenience and privacy of the full baths. Outdoor living is truly exceptional with the large, covered and screened lanai, equipped with two sets of sliding glass doors that seamlessly blend indoor and outdoor spaces. This area is perfect for entertaining or simply relaxing while enjoying the beautiful Florida weather. Residents have convenient access to schools, scenic parks, and a variety of shopping and dining options. The community's proximity to Tampa and Sarasota ensures you are never far from urban amenities and entertainment. Ready to move in Dec/Jan. Tons of extras like stop and drop just inside garage door, softwater loop, laundry sink pre plumb, garage utility tub and more. Design selections are still waiting to be made. Community will have use of sister property amenities as well. Photos, renderings and plans are for illustrative purposes only and should never be relied upon and may vary from the actual home. Pricing, dimensions and features can change at any time without notice or obligation. The photos are from a furnished model home and not the home offered for sale.

Built in 2025

Essential Information

MLS® #	TB8361236
Price	\$839,317
Sold Price	\$868,189
Date Sold	October 20th, 2025
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,867

Acres	0.24
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Coastal
Status	Sold

Community Information

Address	18604 Arbor Vista Drive
Area	Venice
Subdivision	SUNSTONE LAKESIDE AT WELLEN PARK
City	VENICE
County	Sarasota
State	FL
Zip Code	34293

Amenities

Amenities	Clubhouse, Fence Restrictions, Gated, Park, Playground, Pool, Recreation Facilities
Parking	Garage Door Opener, Tandem
# of Garages	3
View	Trees/Woods, Water

Interior

Interior Features	Eat-in Kitchen, In Wall Pest System, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Furnished	Unfurnished

Exterior

Exterior Features	Sidewalk, Sliding Doors
Lot Description	Level, Sidewalk, Paved
Roof	Tile
Foundation	Slab

School Information

Elementary	Taylor Ranch Elementary
Middle	Venice Area Middle
High	Venice Senior High

Additional Information

Date Listed	March 12th, 2025
Days on Market	25
Zoning	V
HOA Fees	318
HOA Fees Freq.	Monthly

Listing Details

Listing Office	MATTAMY REAL ESTATE SERVICES
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Listing information last updated on November 17th, 2025 at 2:21am EST