

# LAKEFRONT LIVING IN WELLEN PARK

*lakefront setting...resort amenities...designer upgrades*



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Built in 2024, this beautifully designed 3-bedroom, 2-bath home with a den in Lakespur at Wellen Park offers the appeal of newer construction, refined finishes, and a move-in-ready Florida lifestyle, set on a premium water lot with beautiful water views. Designed for comfortable single-story living, the home offers 2,056 square feet of air-conditioned living space with 9'4" ceilings, wood-look porcelain tile throughout, solid wood cabinetry, quartz countertops, concrete block construction, and hurricane-impact windows. The open-concept living and dining area flows to an extended screened lanai, creating ideal indoor-outdoor living and a relaxing space to enjoy the view.

Located within Lakespur at Wellen Park, the community is surrounded by lakes, preserves and wetlands, and offers resort-style amenities including a pool with lap lanes, shaded cabanas, clubhouse, firepit, tot lot and dog park, along with access to the Oakheart Trail. Residents enjoy convenient proximity to Downtown Wellen, CoolToday Park (home of Atlanta Braves spring training), beaches, golf, shopping, dining, and nearby K-12 schools, including the brand new Wellen Park High School opening this fall.

Downtown Wellen offers a lively waterfront destination with restaurants, cafés, bars, shops, a Sunday farmers market, community events, splash pad, Solis Hall, and Grand Lake. With more than 30 miles of walking and biking trails nearby, this home offers an exceptional opportunity to enjoy an active and well-connected lifestyle in one of Southwest Florida's most desirable master-planned communities.



**Photos, video & 3D tour available at:  
[LTG.Homes/17342LuminousAvenue](https://www.LTG.Homes/17342LuminousAvenue)**

# 17342 LUMINOUS AVENUE

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## Wellen Park

- Master-planned community with a distinctive mix of neighborhoods and home styles
- Downtown Wellen
  - Waterfront social hub
  - Restaurants, cafes and bars
  - Retail shops
  - Community event gathering space
  - Fresh Harvest farmers market on Sundays
  - Grand Lake with 2.8 miles of pedestrian paths
  - Splash pad
  - Solis Hall performing stage
- Cool Today Park stadium (spring training home of Atlanta Braves)
- Nearby golf and country club options
- 30+ miles of walking and biking trails
- Kid playgrounds
- Dog parks



## Lakespur at Wellen Park

- Gated community
- Resort pool and cabanas
- Event lawn and community space
- Fire pit lounge
- Playground and event lawn
- Dog park
- Part time activities director

## Convenient Location

- 1.2 mile to Wellen Park High School
- 2.3 miles to Cool Today Park
- 3.8 miles to Downtown Wellen Park
- 12.3 miles to Manasota Key Beach
- 13.2 miles to Downtown Venice
- 14.1 miles to Sarasota Memorial Hospital - Venice



# 17342 LUMINOUS AVENUE

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## Exterior Features

- Built in 2024
- 0.15-acre lot (7,236 sq.ft.)
- Concrete block construction
- Landscaped
- Irrigation
- Hurricane impact windows
- Rain gutters and downspouts
- Rear-yard flood lights
- Brick paver driveway
- 2-car garage with 4-ft. car extension
- Extended screened-in lanai
- Outdoor kitchen pre-plumb



## Residence Features

- 2,056 sq. ft. A/C | 2,788 sq. ft. total
- Ceiling height: 9'4"
- 3 bedrooms | 2 bathrooms | Den
- Porcelain tile floor throughout
- "Tubes in Walls" pest defense system
- Smart home pre-wiring
- Security alarm



## Front Entry

- Size: 5'7" x 7'11"
- Partially covered
- Brick paver floor
- Recessed ceiling light
- Keyless door entry
- Video doorbell
- Hurricane impact 3/4-light decorative glass front door



# 17342 LUMINOUS AVENUE

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## Foyer

- Size: 5'4" x 7'5"
- Wood-look porcelain tile floor
- Coat closet



## Office/Den

- Size: 9'11" x 12'2"
- Wood-look porcelain tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Double-door entry
- Blinds



## Living Room

- Size: 18'10" x 12'7"
- Wood-look porcelain tile floor
- Recessed ceiling lights
- Tray ceiling with crown molding
- Ceiling fan with light
- Blinds
- Cornerless sliding glass doors to covered lanai



## Dining Room

- Size: 11'7" x 9'1"
- Wood-look porcelain tile floor
- Chandelier
- Cornerless sliding glass doors to covered lanai



# 17342 LUMINOUS AVENUE

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## Kitchen

- Size: 15'4" x 10'10"
- Wood-look porcelain tile floor
- Recessed ceiling lights
- Soft-close cabinet doors and drawers
- Cabinets with roll-out drawers
- In-cabinet trash/recycle center
- Quartz countertop with tile backsplash
- Eat-in kitchen island with 3 pendant lights
- Whirlpool stainless steel appliances:
  - Side-by-side refrigerator/freezer with in-door ice/water dispenser
  - Slide-in electric range with convection oven
  - Over-range microwave
  - Dishwasher
- Walk-in pantry
- Blanco undermount single bowl sink with disposal



## Primary Bedroom

- Size: 14'2" x 16'0"
- Wood-look porcelain tile floor
- Recessed ceiling lights
- Tray ceiling
- Ceiling fan with light
- Walk-in closet
- Roll-up shades



## Ensuite Bathroom

- Size: 5'9" x 5'10"
- Wood-look porcelain tile floor
- Recessed ceiling light
- Quartz countertop with dual undermount sinks
- Wall-to-wall mirror with vanity lights
- Soft-close cabinet doors and drawers
- Step-in shower with tile floor/walls, toiletry alcove, seated bench and frameless glass enclosure
- Linen closet
- Water closet



## Bedroom 2

- Size: 11'9" x 14'5"
- Wood-look porcelain tile floor
- Ceiling fan with light
- Blinds
- Standard closet



## Bathroom 2

- Wood-look porcelain tile floor
- Recessed ceiling lights
- Quartz countertop with undermount sink
- Vanity mirror and lights
- Shower tub with tile walls and toiletry alcove



## Bedroom 3

- Size: 10'0" x 14'9"
- Wood-look porcelain tile floor
- Ceiling fan with light
- Blinds
- Standard closet



## Laundry Room

- Size: 9'11" x 7'2"
- Wood-look porcelain tile floor
- Utility sink
- Whirlpool top-load washer and front-load dryer
- Storage closet



## Extended Screened-in Lanai

- Size: 24'4" x 5'0"
- Paver brick floor
- Recessed ceiling lights
- Ceiling fan with light
- Outdoor kitchen rough-in



## 2-Car Garage

- Size: 19'8" x 24'1"
- 4-ft. extension
- Epoxy floor



# 5590 CARMONA PLACE

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DISCLAIMER: Personal property does not convey. Not all items in photos convey – ask agent for details. Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified. Broker represents to Buyer that Broker does not reside on the property and that all representations (oral, written or otherwise) by Broker are based on seller representations or public records. Buyer is responsible for verifying property condition, square footage and facts that materially affect property value with seller, professional inspectors and governmental agencies. For full liability disclaimer, refer to section 14 of the Florida Realtors Residential Contract for Sale and Purchase.