



5 NEW COMMUNITY SNAPSHOTS

New and expanded master-planned communities and luxury high-rise residences are set to house our area's fair share of newcomers. From North to South, and from Sarasota to Longboat Key, here are five 'snapshots' to ponder what life would be like....



WELLEN PARK

Vast and ever-growing, Wellen Park is a vibrant, multi-faceted hub of communities that encompasses 12,000 acres located between Venice and North Port. It offers an active lifestyle with dynamic districts, friendly neighborhoods, and a vibrant downtown.

TAGLINE: Get the life you always imagined — right alongside the life you never expected

CURRENT BUILDOUT STATUS:

Two residential districts. West Villages has the neighborhoods of Grand Palm, Renaissance, Sarasota National, Islandwalk at the West Villages, Grand Paradiso at the West Villages, Oasis at West Villages and The Preserve at West Villages; the new Playmore District has Boca Royale in development and several more national homebuilders under contract.

TOTAL BUILDOUT NUMBERS: Full build-out will have more than 60,000 residents and 22,000 homes.

KEY PLAYERS & INDIVIDUAL RESIDENCE AMENITIES: For a list of developers, details on each



individual neighborhood's housing and shared features, and more information, go to wellenpark.com.

SHARED AMENITIES: A third district, Downtown Wellen Park, is slated to become the premier shopping, dining, and entertainment destination for the entire area. It will offer an 80-acre activity lake, restaurants, retail shops, concert and festival areas, a food truck park, splash pad, children's play area and more.

TOP 3 MOST OUTSTANDING FEATURES:

1 Wellen Park's overall focus on wellness is designed give residents opportunities to connect with one another, take care of themselves, and encourage a healthy and active lifestyle.

2 An 18-mile network of nature and fitness trails including a 2.7-mile path encircling Downtown Wellen's 80-acre lake, and an additional 25 miles of trails to come.

3 The Atlanta Braves' spring training at CoolToday Park, located in the Playmore district.



NORTH RIVER RANCH

North River Ranch celebrates a new style of living in a mostly yet-to-be-built, modern, walkable 2,600-acre master-planned community. With space for 6,000 or so homes, more than 700 acres of preserved wetland/conservation, lakes and parks, and multiple schools planned, it's just beginning to change the face of the Parrish area in a positively impactful way.

TAGLINE: For the Fun and Fullness of Life

CURRENT BUILDOUT STATUS: North River Ranch's first phase of development includes building 700 or so single-family homes and townhomes in two neighborhoods – Brightwood and Riverfield. Covering 279 acres, building by Centex Homes, KG Homes and David Weekley Homes has begun, and Neal Communities is set to start in April 2021. At press time, there's been more than 50 homeowners and 225 sales.

TOTAL BUILDOUT NUMBERS: Upwards of 5,000 single-family homes, and 1,000+ multi-family/apartments, on 2,600 acres. The plan also includes building village/commercial centers, schools, community amenities, 13+ miles of trails and pathways, outdoor fitness stations and more.

KEY PLAYERS: For a list of developers, and details on each individual neighborhood's housing and shared features, go to northriver ranch.com.

SHARED AMENITIES: Phase one includes the Brightwood Pavilion (pool, fitness center, game room, playgrounds, events, bike share); The Riverfield Verandah (pool, outdoor covered living room, bike share, playground and fit stations); and The Greenway with phase one set to develop more than nine miles of expertly-designed trails and pathways.

TOP 3 MOST OUTSTANDING FEATURES:

1 An emphasis on nature and outdoor recreation that will include 700+ acres of conserved lakes and park areas.

2 Connection and connectivity between community members and through technology with a lightning-fast one gigabit of FiberOptic Internet service.

3 Community outreach includes Pay It Forward program, support of Meals on Wheels Plus Manatee and Step Up Suncoast, and an Adopt-a-Road Keep Manatee Beautiful commitment.



SAGE LONGBOAT KEY RESIDENCES

Nothing says 'tranquil oasis' like beachfront luxury residences offering boutique-style, wellness-focused living set on 3.2 acres of Longboat Key. Add in 260 feet of direct white sand beachfront with privacy-enhancing landscape design and unobstructed views of the Gulf of Mexico and Sarasota Bay, and... welcome to paradise!

TAGLINE: Boutique Wellness Living on Longboat Key

CURRENT BUILDOUT STATUS: Slated to begin vertical construction in the spring of 2021 with anticipated completion in late 2022. Nine of the mid-\$4 million residences sold at press time.

TOTAL BUILDOUT NUMBERS: 16 residences all with an indoor-outdoor living atmosphere, 11-foot ceilings, eight-foot entry doors, floor-to-ceiling windows, and expansive private terraces. Interiors are curated with the finest finishes, from exquisite marble and wood flooring to custom Italian cabinetry.

KEY PLAYERS: For a list of developers, and for more information, go to sagelongboatkey.com



SHARED AMENITIES: An amazing array of resort-like amenities and services include a modern wellness center using Technogym equipment; a private saltwater lap pool with elegant lounging, fire pit and exclusive cabanas; white-glove concierge service; and service at the lap pool, spa, and beach.

INDIVIDUAL RESIDENCE AMENITIES: Multiple garaged parking spaces for each residence; private elevator; innovative lifestyle management mobile application; advanced technologies for water and air purification; smart controls for audio, thermostat, lighting, and shades, plus much more.

TOP 3 MOST OUTSTANDING FEATURES:

- 1 The feeling of a single-family home with the ease of a condo association to take care of upkeep.
- 2 Expansive balconies with stunning, unobstructed views of the Gulf of Mexico, or Sarasota Bay.
- 3 Wellness-focused lifestyle offerings include a meditative garden and walking paths to personal training, yoga, and spa services.





BAYSO SARASOTA

Bayso is an 18-level luxury condo tower located on the waterfront at the Sarasota Quay that offers a cherished place to live, surrounded by breathtaking natural beauty and an uncompromising contemporary lifestyle.

TAGLINE: A unique bayfront location along the cultural coast

CURRENT BUILDOUT STATUS: Bayso's new sales gallery is located inside Premier Sotheby's International Realty at 50 Central Avenue in Sarasota.

TOTAL BUILDOUT NUMBERS: Eighteen stories with 149 private residences – scheduled to begin construction in mid-2021, with expected completion by fall of 2023.

KEY PLAYERS: For the Bayso development team, and for more information, go to baysosarasota.com

SHARED AMENITIES: Bayso's resort-style amenities offer an elevated pool with day cabanas, entertainment areas, outdoor kitchen, club room with catering kitchen and club bar, a fitness center that includes a glass enclosed movement studio, private dog park, and a boardroom. More private, residential services include 24/7 security and on-site property management.

INDIVIDUAL RESIDENCE AMENITIES: All residences have expansive, private terraces, floor-to-ceiling glass windows and doors, and designer coordinated kitchens



and bathrooms that showcase European cabinetry, quartz surfaces, and luxurious fixtures and appliances.

TOP OUTSTANDING FEATURES:

1 With The Ritz-Carlton and Westin Sarasota immediately adjacent, Bayso residents can easily enjoy those property's world-class spas, restaurants, and bars.

2 Panoramic vistas from every residence of either long-range water views or the downtown Sarasota skyline.

3 Easy walkability to the downtown Sarasota core with its theaters, restaurants, coffee shops, parks and more.





THE RESIDENCES AT THE ST. REGIS LONGBOAT KEY RESORT

Modern yet refined, meticulous yet relaxed, The Residences at the St. Regis brings a revered best-in-class legacy to the shores of Longboat Key.

TAGLINE: Live Exquisite

CURRENT BUILDOUT STATUS: To be completed in 2023; 45 percent of residences under contract.

TOTAL BUILDOUT NUMBERS: 69 private residences offer one-to four-bedroom designs and range in size from 1,553 to 5,895 square feet, plus a 166-room hotel.

KEY PLAYERS: For a list of developers, and for more information, go to srresidenceslongboatkey.com.

SHARED AMENITIES: An open-air Sunset Bar overlooking the Gulf, a meandering stream, a tropical saltwater lagoon, the signature St. Regis Spa and luxury boutique shops all say, 'luxurious beachside paradise.' Enjoy entertainment and cuisine at the legendary St. Regis Piano Bar, CW Prime Steak & Seafood restaurant, and in-residence dining. Plus, beauty services, daily private housekeeping, chef services, 24-hour managed gated access, and more.

INDIVIDUAL RESIDENCE AMENITIES: Each offers soaring ceilings and the finest finishes and appliances; expansive outdoor living areas with glass railings that overlook breathtaking views of the Gulf of Mexico; Access via a private elevator with keyless entry; penthouse and lanai levels feature intimate infinity-edge plunge pools.

TOP 3 MOST OUTSTANDING FEATURES:

- 1** Concierge-style living where everything can either be delivered directly to your door or is moments away.
- 2** Location, location, location: The St. Regis is located on an exquisite, historic, and memory-making stretch of beachfront that was formerly the site of The Colony Beach and Tennis Resort. Plus, Longboat Key is a world-renowned resort destination.
- 3** The tastemakers of the St. Regis – everything is by design to enhance the seaside experience from world-class concierge service and meticulously curated amenities to the finishes and floorplans of the private residences.

