

# \$4,598,000 - 1158 Blue Shell Loop, SARASOTA

---

MLS® #A4616315

**\$4,598,000**

4 Bedroom, 5.00 Bathroom, 4,575 sqft

Residential on 0.51 Acres

WILD BLUE/WATERSIDE PH 1, SARASOTA, FL

2025 Parade of Homes Winner! Custom Home Category and Best Residential Homes Finalist.

Model Home List Price: \$4,268,000 (Model Home Net of a Leaseback) plus \$330,000 (Furniture Package) equals \$4,598,000.

Anchor Builders Martinique II fully furnished Model Home at Wild Blue at Waterside is now available to purchase with a leaseback.



The grand approach to this one-of-kind Transitional Model Home is highlighted by towering columns finished in Artic Hewn stonework and a horizontal louver shutter. A wide paver driveway accented with Royal Palm trees and artistic landscaping provides easy ingress and egress to the oversized 4 car garages. The extra wide Wild Blue 100' Lapis homesite provided custom home builder Roy Dupuis and their celebrated Residential Designer an exceptional opportunity to create a home that truly maximizes this homesite's spectacular big water and Sunset Views. The front of the home faces a private preserve. The moment you step from the seashell paver Grand Entry through the custom iron 10ft high doors, your immediate sense of arrival is that of a calming, welcoming and inviting feel of sanctuary.

Your attention is immediately captivated by the uninterrupted sightline from the Foyer where you will welcome your guests to the spectacular lake view that elevates the tranquil

and welcoming feel.

The Grand Room features vaulted ceilings with stained wood beams and stained wood archways, connected with wide galleries which invite you to each space with a beautiful blend of elegant, but soothing colors and textures. This comfort and warmth transcend throughout the Owner's Suite, Fitness Room, Study, three ensuite Guest Bedrooms, Powder Bath, and generously appointed Outdoor Living-Dining-Pool Area that blend seamlessly with the indoor spaces.

The Wild Blue at Waterside Clubhouse will provide residents fine and casual dining, social events and a well-appointed fitness center, classes, personal training, golf simulator, movie theatre and more. The shared Midway Sports Center will include 13 acres for neighbors to explore, play and connect. Miles of lakeside and preserve walking paths and trails, 6 tennis courts, 8 pickleball courts, sports pro shop, kayak launch, playground and of course, 2 dog parks for our furry friends ... All created for your next chapter nature-centric, active lifestyle!

The List Price INCLUDES all Furnishings, Artwork, and accessories which total \$330,000. Interior Design and Furnishings by Riley Interior Design. The Sale will be subject to a Builder Leaseback. List Price is Net of a Leaseback.

Built in 2024

**Essential Information**

|            |                    |
|------------|--------------------|
| MLS® #     | A4616315           |
| Price      | \$4,598,000        |
| Sold Price | \$4,430,000        |
| Date Sold  | October 15th, 2025 |
| Bedrooms   | 4                  |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 5.00                    |
| Full Baths     | 4                       |
| Half Baths     | 1                       |
| Square Footage | 4,575                   |
| Acres          | 0.51                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1158 Blue Shell Loop     |
| Area        | Sarasota                 |
| Subdivision | WILD BLUE/WATERSIDE PH 1 |
| City        | SARASOTA                 |
| County      | Sarasota                 |
| State       | FL                       |
| Zip Code    | 34240                    |

### Amenities

|               |            |
|---------------|------------|
| # of Garages  | 4          |
| View          | Water      |
| Is Waterfront | Yes        |
| Waterfront    | Lake Front |
| Has Pool      | Yes        |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Cathedral Ceiling(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)                            |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator |
| Heating           | Central                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| Fireplaces        | Electric                                                                                                                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Outdoor Kitchen |
|-------------------|-----------------|

|            |           |
|------------|-----------|
| Roof       | Tile      |
| Foundation | Stem Wall |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2024 |
| Days on Market | 405            |
| Zoning         | VPD            |
| HOA Fees       | 2576           |
| HOA Fees Freq. | Quarterly      |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | ANCHOR REALTY OF S W FL INC |
|----------------|-----------------------------|

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified.Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on October 18th, 2025 at 1:04pm EDT