

An aerial photograph of a waterfront park. In the foreground, a body of water reflects the sky. A curved concrete walkway with a metal railing separates the water from a green lawn. On the lawn stands a white pavilion with a blue metal roof and four white columns. Two palm trees are planted on either side of the pavilion. In the background, a modern building with large glass windows and white columns is visible. The sky is blue with some clouds.

WATERSIDE Neighborhood Guide

About Andrea Stultz Wood

After growing up in Venice, FL, Andrea obtained her bachelor's degree in business administration from Furman University. After college, she sold real estate in Austin, TX under one of the top agents in the city. While she loved her time in Austin, she realized there truly is no place like home and moved back to sunny Sarasota. With her father working in commercial construction and her mother also working in real estate, navigating the real estate industry comes naturally. Andrea's ability to assess and understand the client's needs as well as her attention to detail sets her apart from other agents. She prides herself in her ability to deliver not only exceptional customer service but in developing lifelong relationships. When she is not practicing real estate, you can find her playing tennis, golf, or spending time with her husband and chocolate lab.

CELL PHONE

941.929.6529

EMAIL ADDRESS

andrea.stultz@evrealestate.com

OFFICE PHONE

941.388.9800

OFFICE ADDRESS

22 S. Links Ave
Sarasota, FL 34236



Buying A Home In Waterside

STEP 1

Connect With Me

If we haven't set up a time to meet, reach out now. We'll establish your goals and desires. Assessing your needs and wants is the first and most important step in the home buying process.

STEP 2

Determine Your Budget + Get Pre-Approved

Getting pre-approved for a mortgage is vital prior to beginning your home search. It will give you a clearer idea of your borrowing capacity and help you in your search. A lender can help you determine how much you can afford to spend on a home. I'd be happy to share my list of recommended local lenders.

STEP 3

Start Your Home Search

We'll set up an MLS search so that you are notified immediately of any properties that come to market. I'll work hard to find homes before they even come to the market. You'll attend open houses and together we'll tour properties.

STEP 4

Write The Offer

Once you find a property you love, I'll guide you in preparing a competitive offer. We'll consider market conditions, recent comparable sales, and the property's condition. I'll negotiate on your behalf to secure the best possible terms.

STEP 5

Under Contract

Once we're under contract, it's crucial to conduct inspections and perform all due diligence. I'll coordinate the inspection process and we'll review the inspection report. I'll guide you through any necessary negotiations with the seller. We'll work through any contingencies stipulated in your contract and ensure financing and closing preparations are taken care of.

STEP 6

Settlement

Before the closing, we'll conduct a final walkthrough to ensure the property is in the agreed-upon condition. At the closing, you'll sign the necessary documents, pay the closing costs, and officially take ownership of the property.

Welcome To Lakehouse Cove



For LakeHouse Cove residents, recreation is always within easy reach. The community offers a dynamic lifestyle program managed by a dedicated director, a cutting-edge community center, a modern fitness center, and a resort-style pool. Additional amenities include a kayak launch and storage, a dog park, a playground, and courts for bocce ball and pickleball.

WHAT TO EXPECT

Lakefront Luxury Living

THE INVENTORY

Large Single Family Homes, Prices Range From \$800k- \$2M+

THE PERKS

Clubhouse, Pool, Fitness Center, Lifestyle Director, Dog Park, Tot Lot, Pickleball, Bocce, Kayak Launch , Maintenance Included

YOU'LL FALL IN LOVE WITH

All the activities programmed by the lifestyle director!

Welcome To Emerald Landing



Less than a half mile away from Waterside Place, filled with shops and restaurants, you will fall in love with Emerald Landing. With its resort style living, modern designs, and coastal atmosphere you will never want to leave!

WHAT TO EXPECT

Open Floor Plans, Modern Coastal Designs

THE INVENTORY

Townhomes & Single Family Homes ranging from \$500s-\$900s

THE PERKS

Peaceful Pool, Pickleball Courts, Dog Park, Boat Dock

YOU'LL FALL IN LOVE WITH

Being only a 5 minute walk from Waterside Place!

Welcome To Shoreview



Shoreview represents the pinnacle of lakefront living. Residents enjoy exclusive access to a resort-style pool, a pristine white-sand beach area, a modern fitness center, a social lounge, a kayak launch, a fire pit, a versatile turf lawn, and courts for tennis and pickleball, among other amenities.

WHAT TO EXPECT

Stunning Lake Views, Custom Homes with Large Lots

THE INVENTORY

Single Family Homes starting at \$1M, starting at 3,656 Sq. Ft.

THE PERKS

White sandy private beach, gym, social room, kayak launch, fire pit, tennis & pickleball courts, and maintenance is included!

YOU'LL FALL IN LOVE WITH

The community ferry taking you to endless shops and restaurants! You might never have to drive again!

Welcome To Nautique



Nautique at Waterside is a beautiful, private enclave featuring rear-load townhome designs overlooking the lake at Waterside Place. Offering three maintenance-free floor plans in a prime location, this lakefront community embraces the quintessential Florida lifestyle. Enjoy effortless access to the town center, a spacious pool with a covered cabana, and some of the world's best beaches, all within 15 miles.

WHAT TO EXPECT

Modern, Neutral Designs, Active Community

THE INVENTORY

Townhomes and Single Family Homes starting in the high \$400s

THE PERKS

Pool, Tot Lot, Pickleball, Dog Park

YOU'LL FALL IN LOVE WITH

Walking to grab coffee each morning at Waterside Place!

Welcome To Wild Blue



Wild Blue at Waterside in Lakewood Ranch is the perfect choice for those who value luxury living with a laid-back coastal atmosphere and a wide range of social and recreational amenities. This community boasts a lush waterfront setting where exquisite design and craftsmanship come together to create a stunningly beautiful environment. It offers a selection of single-family homes from some of the area's most respected builders.

WHAT TO EXPECT

Luxury Resort Style Living

THE INVENTORY

Custom Homes starting at \$1M

THE PERKS

Clubhouse, Pool, Fitness Center, Lifestyle Director, Dog Park, Tot Lot, Tennis, Pickleball, Bar & Restaurant, Kayak Launch

YOU'LL FALL IN LOVE WITH

Luxurious homes and country club-esque living on the lake

Next Steps

Are you ready to start your home search in Waterside?

I hope this neighborhood guide was valuable to you as you consider the various neighborhoods in Waterside. Now that you're more acquainted with the areas that may suit your family, let's choose a time to discuss your goals.

You can schedule a time with me at the link below or give me call to set up a time.

SINCERELY,

Andrea Stultz
Wood

SCHEDULE A TIME TO TALK

[Click Here](#)

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