MIDDLETON
TAMPA BAY

A NEIGHBORHOOD GUIDE · 2026 EDITION

LAKEWOOD RANCH / WATERSIDE / SARASOTA COUNTY / 34240

# Living in *Shoreview*



*A lakefront village of about 300 Pulte homes on the Teal lakes of Waterside, steps from Waterside Place. Everything you would want to know before you call it home.*

COMPASS

BY MARK MIDDLETON, BROKER ASSOCIATE · COVER: A SHOREVIEW HOME ON A NOVEMBER AFTERNOON



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SUNSET OVER THE GULF AT SIESTA KEY BEACH, ABOUT HALF AN HOUR WEST



EVENING LIGHT OVER KINGFISHER LAKE FROM THE PAVILION AT WATERSIDE PLACE

A LETTER FROM MARK

# A village built facing *the water*

Drive south from University Parkway past the Sarasota Polo Club and the land opens into lakes. These are the Teal lakes of Waterside, and wrapped around two of them is Shoreview, the first neighborhood built in the Sarasota County half of Lakewood Ranch. Many of its homes look straight across open water, and at the center of the village a white sand beach and a resort pool sit on the shore of Middle Teal Lake.

Shoreview is a Pulte Homes community of about three hundred houses. Building began in 2017, the last new home was released in 2024, and today the village is fully lived in, with landscaping that has grown up and resales that set the pace. Waterside Place, the lakefront town center with its restaurants, park and weekly farmers' market, is a short drive or a pleasant ride away.

This guide covers the whole picture: the ranch history beneath the lakes, the homes and how they differ, the beach club, the town centers, the schools, and the practical questions about fees, districts and flood risk that every buyer should ask. If a street in these pages catches your eye, call me. Seeing Shoreview from the car is good. Walking it with someone who knows each street is better.




Mark Middleton

REALTOR® BROKER ASSOCIATE
MIDDLETON TAMPA BAY | COMPASS
727-871-7653
MARK@MIDDLETONTAMPABAY.COM

02 · AT A GLANCE

# Shoreview *in brief*

## ~300

**HOMES IN THE VILLAGE**

Pulte opened with 247 homesites and later added 54 lakefront homes, per the builder and Lakewood Ranch.

## 2017

**SALES BEGAN**

The first neighborhood of Waterside, and the first Lakewood Ranch village in Sarasota County.

## 144ac

**ACRES OF LAKES**

Homes ring West Teal Lake and Middle Teal Lake, former quarry lakes reshaped for the village.

## $1.38M

**MEDIAN SALE PRICE**

Seven closed sales from May 1 to October 27, 2026, per a local MLS analysis.

## 15

**SALES IN A YEAR**

Homes sold over the past year as of November 2026, per Bex Realty, averaging about $1.41 million.

## 1.6mi

**TO WATERSIDE PLACE**

Road miles from Grande Shores Drive to the lakefront town center on Kingfisher Lake.

# Waterside, *on the Teal lakes*

Shoreview sits in Waterside, the southern reach of Lakewood Ranch, east of Interstate 75 and south of the Sarasota Polo Club, in Sarasota County.

Waterside runs roughly from I-75 east past Lorraine Road, between University Parkway and Fruitville Road. It is built around seven large lakes with about twenty miles of shoreline, and Shoreview wraps two of them, West Teal Lake and Middle Teal Lake. Streets such as Grande Shores Drive, Mainsail Lane and Seascape Place wind through the village, and some homesites sit on single-loaded streets with nothing but lake across the back yard.

Mailing addresses read Sarasota or Lakewood Ranch with the 34240 ZIP code, and the land is unincorporated Sarasota County. That matters: Sarasota County provides county services and public schools here, which sets Waterside apart from the Manatee County villages that make up most of Lakewood Ranch. A homeowners association maintains the grounds and amenities, and community infrastructure is handled at the district level.

The location is the draw. Waterside Place is under two miles away, Main Street and the hospital are about four, and University Town Center is about five. Ask me to confirm county, district and school details for any address.

*Lake across the back yard, a town center down the road, and the Gulf a half hour west.*

MARK MIDDLETON

THE VILLAGE IN NUMBERS

**144** acres

OF LAKES AROUND THE HOMES, PER PULTE AND LOCAL REPORTING

**7** lakes

IN WATERSIDE, WITH ABOUT 20 MILES OF SHORELINE

**APPROXIMATE DRIVE DISTANCES**

| | |
|---|---|
| Waterside Place | 1.6 mi |
| Sarasota Polo Club | 2 mi |
| Lakewood Ranch Main Street | 4 mi |
| Lakewood Ranch Medical Center | 4 mi |
| Mall at University Town Center | 5 mi |
| Downtown Sarasota | 10 mi |
| Sarasota Bradenton Intl. Airport | 12 mi |
| St. Armands Circle | 14 mi |
| Siesta Key Beach | 16 mi |
| Tampa International Airport | 60 mi |

Road miles are approximate, measured by road from Grande Shores Drive. Drive times vary with traffic and route.

NORTH

## Polo and *Main Street*

Sunday polo, the original town center and the hospital, all within about four miles.

CENTER

## Waterside *Place*

The lakefront town center on Kingfisher Lake, under two miles away.

WEST

## UTC and *the Gulf*

University Town Center at I-75, then St. Armands Circle and Siesta Key.



04 · HISTORY

WATERSIDE PLACE ON KINGFISHER LAKE, FROM ABOVE

# A ranch before *a lake*

*For most of the last century this was timber, cattle and quarry country, owned by one Milwaukee family that still guides it today.*

# A lumberman, a brewer *and a quarry*

**The lumberman.** John Schroeder, a German immigrant who built one of the largest lumber businesses in the United States from Milwaukee, looked to Florida's pine forests to supply his mills. In 1905 he formed Schroeder-Manatee Ranch, assembling land east of Bradenton for its timber.

**The brewing family.** In 1922 Schroeder sold the property to friends from Milwaukee, the Uihlein family, whose fortune came from the Joseph Schlitz Brewing Company. Out of friendship they kept the name, and the company is still Schroeder-Manatee Ranch, or SMR.

**Timber, cattle and rock.** Over the decades SMR added citrus, sod and farming, and it mined shell and aggregate from the land south of University Parkway. That mining left behind a chain of deep lakes. Decades later those quarry lakes became the reason Waterside exists.

**From ranch to community.** SMR broke ground on Lakewood Ranch on February 23, 1994, and Summerfield, the first village, opened in 1995. Today the Ranch covers about 55 square miles across Manatee and Sarasota counties, and RCLCO has ranked it the nation's top-selling multi-generational master-planned community eight years running.

**Waterside.** SMR planned Waterside as its first development in Sarasota County: about 5,500 acres and more than 5,000 homes set around seven large lakes left from the mining years, with clustered neighborhoods to preserve open space. Lorraine Road was extended south to Fruitville Road as a four-lane road in 2017, and Shoreview was the first neighborhood to open.

*The lakes were dug for rock. Today they are the reason people move here.*

WATERSIDE AT LAKEWOOD RANCH

FROM RANCH TO WATERSIDE

**1905**

JOHN SCHROEDER FORMS SCHROEDER-MANATEE RANCH

**1994**

LAKEWOOD RANCH BREAKS GROUND

**5,500 ac**

WATERSIDE, THE RANCH'S FIRST SARASOTA COUNTY VILLAGE

FIGURES FROM SMR HISTORY AND REGIONAL REPORTING

**STILL A FAMILY RANCH**

More than a century later the Uihlein family still owns SMR, which continues to develop Lakewood Ranch and to manage agricultural land that has not yet been built on.




THE MONUMENT AT THE ENTRANCE: SHOREVIEW AT LAKEWOOD RANCH WATERSIDE

06 · PULTE COMES TO WATERSIDE

# The first neighborhood *on the new lakes*

**The launch.** National builder Pulte Homes began marketing Shoreview in December 2016 as the first neighborhood of Lakewood Ranch Waterside, planned around about 144 acres of existing lakes.

**Models open.** Sales began in July 2017 off Deer Drive, south of University Parkway, with nine Pulte designs developed through the builder's "Life Tested" program, which draws on input from homebuyers. Homesites were set along West Teal Lake and Middle Teal Lake.

**Early momentum.** By September 2018 builders across Waterside had sold 100 homes, and the first residents had moved in six months earlier. Lee Wetherington Homes and Arthur Rutenberg Homes also built in Shoreview in its early years.

**A lakefront release.** After selling most of its first 247 homesites, Pulte released 54 additional lakefront homes of roughly 2,500 to 3,900 square feet, priced from $800,000 to $1 million at the time.

**Sold out.** The final new home in Shoreview, a two-story Pinnacle plan on Grande Shores Drive, was offered by Lakewood Ranch in 2024. Pulte's homes there are now sold, so every home comes to market as a resale.

**Today.** Shoreview is fully lived in, with mature landscaping, a busy lifestyle calendar and steady demand from buyers who want lake views close to Waterside Place.

---

*We've had steady interest since the community opening.*

JESSICA EDWARDS, PULTE GROUP, IN THE SARASOTA HERALD-TRIBUNE

# Sails, shores and *seascapes*

**The theme.** Shoreview's street names borrow from the water it surrounds. Sails, shorelines and sea views run through the map, a fitting vocabulary for a village built around two lakes.

**Grande Shores Drive.** A principal street of the village, and home to the final new Pulte home released in 2024, a two-story Pinnacle plan of 3,656 square feet. A Grande Shores home that first sold for $830,000 in 2018 resold for $1.3 million in 2026.

**Mainsail Lane.** Home to some of the larger plans, including a 2022 pool home of 3,857 square feet that sold for $1,525,000 in January 2026.

**Seascape Place and Sigsbee Loop.** Streets where recent listings have included three-bedroom, one-story homes of about 2,500 square feet marketed as maintenance-free.

**What it means for buyers.** Streets matter here. A single-loaded street with lake across the back is a different home from one facing a preserve or another row of houses. I compare sales street by street, not just village by village.

**Waterside Place streets.** The town center has its own map: Island Cove Terrace, Lakefront Drive, Stellar Street and Halcyon Trail, all within a short drive of Shoreview.

SHOREVIEW BY THE WATER

2

LAKES FRAMING THE VILLAGE: WEST TEAL AND MIDDLE TEAL

1 beach

A PRIVATE WHITE SAND BEACH AT THE AMENITY CENTER

**STREETS TO KNOW**

- Grande Shores Drive
- Mainsail Lane
- Seascape Place
- Sigsbee Loop
- Deer Drive
- Lakewood Ranch Boulevard
- University Parkway
- Island Cove Terrace

THE LONG ONE

### Grande *Shores*

Named for the long shoreline of the Teal lakes.

UNDER SAIL

### Mains*ail*

Some of the village's larger pool homes.

BY THE SEA

### Sea*scape*

One-story homes of about 2,500 square feet.

# The beach club, *on Middle Teal Lake*

A RESORT FOR ONE NEIGHBORHOOD

*White sand, a heated pool and spa, chaise lounges on the shore and a kayak launch onto the lake.*

THE SHOREVIEW AMENITY CENTER OPENED IN MARCH 2019

**3,000 sq ft**

CLUBHOUSE WITH FITNESS CENTER, MEETING ROOMS AND A FULL KITCHEN

**2019**

THE FIRST RESIDENTIAL AMENITY CENTER IN WATERSIDE

The heart of Shoreview is its amenity campus on the shore of Middle Teal Lake, with West Teal Lake alongside. It opened to residents in March 2019, before Waterside Place was built, and it quickly became the village's front porch.

The clubhouse of about 3,000 square feet holds a fitness center, meeting rooms and a gathering room with a full kitchen for private parties. Outside are a resort-style pool and spa, a large outdoor bar, a fire pit, and a lakeside recreation lawn with gas grills.

The feature everyone remembers is the beach: a man-made stretch of white sand with chaise lounges facing the water, which local writers compared to a resort in Mexico or Siesta Key. Kayaks launch from the shore.

For sport there are tennis and pickleball courts, and Lakewood Ranch lists a dog park and a lifestyle director among the village amenities. Access is included in the homeowners association dues.

Because the amenity center sits at the center of the village, most homes are a short walk, bike or golf cart ride away. Ask me which streets are closest; that is a question many buyers care about.

*A beach, a pool and a lake to paddle, without leaving the neighborhood.*

THE SHOREVIEW AMENITY CENTER



PALMS AND STOREFRONTS AT WATERSIDE PLACE

09 · TIMELINE

# A Shoreview *timeline*

| | |
|---|---|
| 1905 | **Timber.** John Schroeder of Milwaukee assembles land east of Bradenton as Schroeder-Manatee Ranch. |
| 1922 | **The Uihleins.** The Schlitz brewing family buys the ranch and keeps the name. |
| 1994 | **Groundbreaking.** SMR breaks ground on Lakewood Ranch on February 23. |
| 2016 | **The announcement.** In December, Pulte Homes launches Shoreview, the first neighborhood of Waterside. |
| 2017 | **Models open.** Sales begin in July. In September, Lorraine Road opens as a four-lane road to Fruitville Road. |
| 2018 | **First residents.** The first Waterside homeowners move in. Waterside Place breaks ground on October 4. |
| 2019 | **The beach club.** Shoreview's amenity center, pool and beach open to residents in March. |

# From model homes *to today*

| | |
|---|---|
| 2021 | **Waterside Place.** Construction wraps on the lakefront town center and the first businesses open. |
| 2022 | **The last anchor.** Deep Lagoon Seafood & Oyster House signs on as Waterside Place's final anchor restaurant. |
| 2024 | **Sold out.** Splash pad opens at Waterside Park in January; Pulte releases the final new Shoreview home. |
| 2025 | **Care close by.** Sarasota Memorial opens its ER at Lakewood Ranch on University Parkway on January 7. |
| 2026 | **No. 1 again.** RCLCO ranks Lakewood Ranch the top-selling multigenerational community for an eighth year. |
| 2026 | **A resale market.** A 2022 pool home on Mainsail Lane sells for $1,525,000 in January. |

MIDDLETON

*A ranch, a quarry and a village on the lake.*

SHOREVIEW, 2017 TO TODAY

# Coastal craftsman, *Pulte detail*

Shoreview was built largely by one builder, so its streets share a relaxed coastal language of gables, tile roofs and paver drives.



CRAFTSMAN GABLE FRETWORK AND A THREE-CAR GARAGE



FOXTAIL PALMS IN FRONT OF A ONE-STORY PLAN

**Coastal and craftsman.** Many Shoreview homes wear craftsman-style gables with white fretwork, board-and-batten or lap siding accents, stone water tables, metal awnings over the garage and carriage lanterns. Others lean Mediterranean, with arched entries, stucco and barrel-tile roofs.

**One and two stories.** Pulte built both, with homes from roughly 2,000 to more than 3,900 square feet. Two- and three-car garages and paver driveways are standard.

**The plans.** Resale listings often name the Pulte plan: Pinnacle, Stonewater, Clubview and Camelot among them, from three bedrooms to four or more, some with a flex room or an optional upstairs loft.

**Built for Florida.** Pulte specifications in Shoreview included impact-resistant windows rated for high-velocity hurricane zones, natural gas service and energy-efficient water heaters.

*One builder, one coastal language, and a lake at the end of almost every street.*

THE HOMES OF SHOREVIEW



A MEDITERRANEAN ENTRY BEHIND A CLUSTER OF PALMS



AN ARCHED PORTICO AND TILE ROOF ON A ONE-STORY PLAN

**Two collections.** Pulte's fee schedules list an Estate Series and a Premier Series, and the homeowners association charges differ slightly between them. Ask which series a home belongs to; it affects the monthly cost.

**Lake, preserve or street.** The biggest difference between two similar Shoreview homes is usually what lies behind them. Lakefront lots on the Teal lakes, especially on single-loaded streets, carry a clear premium.

**Pools and lanais.** Some resales have screened pool cages, summer kitchens and extended lanais added after closing. South-facing lake lots are prized for sun on the pool and sunsets over the water.

**All resales now.** With the final new home released in 2024, buyers today choose among resales, which often include upgrades, mature landscaping and window treatments already in place.

*In Shoreview, the view out the back can matter as much as the plan inside.*

MARK MIDDLETON

### QUESTIONS TO ASK ABOUT ANY HOME

- Plan name, series and year built
- Lake, preserve or street view, and which way the lanai faces
- Upgrades added after closing, with permits
- HOA dues and what they include
- District assessments on the tax bill
- Flood zone and elevation certificate

# A day in *Shoreview*



LAKEWOOD RANCH MAIN STREET FROM ABOVE, ABOUT FOUR MILES NORTH

Mornings start early on the water. Walkers loop the lakes, someone launches a kayak from the beach club, and the courts fill with pickleball before the heat. Herons work the shoreline of Middle Teal Lake.

By midday the action moves to the pool and the sand. Errands are close: Publix and the shops near University Parkway are a few minutes away, and Main Street has coffee, lunch and a bank on almost every corner.

Evenings are social. Residents meet at the outdoor bar and the fire pit, or drive five minutes to Waterside Place for dinner on Kingfisher Lake. On Wednesdays, Ranch Nite brings food trucks and live music to the lakefront, and on weekends there is polo just up the road.

**PLACES TO KNOW**

- The Shoreview beach club
- The pool, spa and outdoor bar
- Tennis and pickleball courts
- Waterside Place and Waterside Park
- Lakewood Ranch Main Street
- The Sarasota Polo Club

**BY THE NUMBERS**

2

TOWN CENTERS WITHIN ABOUT FOUR MILES

0

SEPARATE CLUB MEMBERSHIPS REQUIRED FOR THE BEACH CLUB

SWIM

## The *Beach*

White sand, pool and spa on Middle Teal Lake.

PLAY

## Courts *and lawn*

Tennis, pickleball and a lakeside recreation lawn.

DINE

## Waterside *Place*

Lakefront restaurants a five-minute drive away.




COVERED PATIO DINING AT WATERSIDE PLACE

12 · WATERSIDE PLACE

# Your town center, *on Kingfisher Lake*

**The setting.** Waterside Place sits on a 36-acre peninsula overlooking the mile-long Kingfisher Lake, with an eight-acre park, nature trails, a splash pad and lakefront lawns. It is the heart of Waterside and was billed as Sarasota's first lakefront entertainment destination.

**Dining.** Restaurants include Deep Lagoon Seafood & Oyster House, Agave Bandido, Kore Steakhouse, Osteria 500, Good Liquid Brewing Co. and its distillery, and Forked for breakfast and brunch, with Duck Donuts, Kilwins and Tim's Wine Market for treats and wine.

**Every week.** The Farmers' Market at Lakewood Ranch, with more than 100 vendors, sets up at Waterside Place, and Ranch Nite Wednesdays bring food trucks and live music to the water.

THE TOWN CENTER

36 ac

PENINSULA ON KINGFISHER LAKE

8 ac

WATERSIDE PARK, WITH A SPLASH PAD THAT OPENED IN JANUARY 2024

100+

VENDORS AT THE FARMERS' MARKET



13 · OUTDOORS

A HERON LIFTS OFF OVER THE REEDS OF KINGFISHER LAKE

# Lakes, trails *and open water*

*Seven lakes, miles of shoreline, and a wider Ranch built around parks and preserve.*

# Room to roam, *by the water*

**The lakes.** Waterside's seven lakes and about 20 miles of shoreline shape daily life. In Shoreview, West Teal and Middle Teal lakes fill the view from many back yards, and the beach club puts a kayak launch on the water.

**Waterside Park.** At Waterside Place, an eight-acre park wraps Kingfisher Lake with lawns, trails, a playground and a splash pad, all a short drive away.

**The wider Ranch.** Lakewood Ranch is laced with trails connecting villages, parks and town centers, and a large share of the Ranch is kept as open space.

**Polo and rowing.** The Sarasota Polo Club is about two miles north, with matches on Sundays in season. Nathan Benderson Park, home to a world-class rowing course, is about six miles west.

**Nature nearby.** The Celery Fields bird sanctuary is about six miles away, and Myakka River State Park, one of Florida's oldest and largest state parks, is about 22 miles east.



WATERSIDE PARK AND ITS SPLASH PAD ON KINGFISHER LAKE

THE OUTDOORS IN NUMBERS

7
LAKES IN WATERSIDE

20 mi
OF SHORELINE ACROSS WATERSIDE

2 mi
TO THE SARASOTA POLO CLUB

22 mi
TO MYAKKA RIVER STATE PARK

*A kayak from the beach in the morning, polo in the afternoon.*

# Town centers, shopping *and the Gulf*

UNIVERSITY TOWN CENTER

5 mi

THE MALL AT UTC OPENED OCTOBER 16, 2014

ST. ARMANDS CIRCLE

14 mi

BOUTIQUES AND DINING ON LIDO KEY

SIESTA KEY BEACH

16 mi

ABOUT HALF AN HOUR WEST IN LIGHT TRAFFIC

*Saks Fifth Avenue, a world-class rowing course, a new aquarium, and two famous beaches, all west on University Parkway.*

**The Mall at University Town Center.** About five miles west at I-75 and University Parkway, the mall opened on October 16, 2014, and is anchored by Saks Fifth Avenue, Macy's and Dillard's, with restaurants, hotels and retail filling the surrounding district.

**Mote SEA.** Mote Marine Laboratory's Science Education Aquarium opened in October 2025 beside Nathan Benderson Park, a few minutes from UTC.

**Lakewood Ranch Main Street.** About four miles north, Main Street is the Ranch's original town center, with restaurants, shops, a cinema, offices and seasonal events.

**St. Armands Circle.** About 14 miles west on Lido Key, the circle of shops, galleries and restaurants is the classic Sarasota afternoon, with Lido Beach a short walk away.

**Siesta Key.** About 16 miles west, Siesta Key Beach is known for its fine white quartz sand and its sunsets, and the island village has dining and shops of its own.

**Downtown Sarasota.** About ten miles west, with the bayfront, theaters and the arts district.

*Close enough to the Gulf for sunset, far enough inland for quiet.*

MARK MIDDLETON

# Dining, errands, schools *and getting around*

**Dining.** Waterside Place and Main Street anchor the restaurant scene, and University Town Center adds dozens more. Main Street favorites range from pubs and pizza to French bistro dining.

**Health care.** Lakewood Ranch Medical Center is about four miles away. Sarasota Memorial opened a 21-room freestanding ER on University Parkway on January 7, 2025, and Lakewood Ranch Medical Center's ER at Fruitville opened on Fruitville Road in December 2020.

**Getting around.** Most residents drive. University Parkway and Fruitville Road connect to I-75, linking north to Tampa and south to Venice and Fort Myers. Sarasota Bradenton International Airport is about 12 miles away and Tampa International about 60.

**Community.** Lakewood Ranch is home to hundreds of clubs and activities, and the Ranch employs more than 22,000 people across its businesses and town centers.

| 12 mi | 22,000+ |
| --- | --- |
| TO SARASOTA BRADENTON INTERNATIONAL AIRPORT | JOBS INSIDE LAKEWOOD RANCH |

*A hospital, two town centers and the interstate, all within a short drive.*

DAILY LIFE IN SHOREVIEW




PATIO DINING ON LAKEWOOD RANCH MAIN STREET

### SCHOOLS

Shoreview is in Sarasota County. Listings typically show Tatum Ridge Elementary, McIntosh Middle and Booker High. Sarasota County also offers choice and magnet options, including Pine View School for gifted students.

School boundaries change, so confirm the assigned schools for any address with Sarasota County Schools before you buy.

# What homes in Shoreview *sell for*

Shoreview sits in the upper tier of Lakewood Ranch, with most recent sales between about $1.3 million and $1.6 million.

**$1.38M**
**MEDIAN SOLD PRICE**
May 1 to Oct. 27, 2026

**15**
**SALES IN A YEAR**
As of November 2026

**$530**
**MEDIAN PER SQ. FT.**
May 1 to Oct. 27, 2026

**MARKET SNAPSHOT**

| MEASURE | FIGURE | NOTES |
|---|---|---|
| Median sold price, May to Oct. 2026 | $1,380,000 | 7 sales, May 1 to Oct. 27, 2026 |
| Range of those sales | $1.33M to $1.62M | Same period |
| Median price per square foot | $530 | Same period |
| Homes sold, past year | 15 | Bex Realty, as of Nov. 2026 |
| Average selling price, past year | $1,405,500 | Bex Realty, as of Nov. 2026 |
| Active listings, Nov. 21, 2026 | 4 | Median list price $1,574,500 |
| Average days on market, active | 90 | Nov. 21, 2026 |

Recent public sales show the range. In January 2026 a 2022 pool home on Mainsail Lane with four bedrooms and 3,857 square feet sold for $1,525,000. In February a home on Grande Shores Drive sold for $1.3 million; it had first sold for $830,000 in 2018.

With few sales each year, a single closing can move the median, so treat these figures as a guide rather than a rule. Lakefront lots, pools, plan size and upgrades explain most of the spread. For a specific home I build comparisons by street, view and plan, and I account for HOA and district costs.

*In a village this small, the right comparison is street by street.*

MARK MIDDLETON

# Choose the view, *then the house*

Every home in Shoreview shares the same beach club, the same location and much the same builder, so the decision comes down to the lot, the plan and the condition of the home.

## Walk the lot, not just the house

Lake, preserve and street lots differ in privacy, sunset exposure and resale. Visit at different times of day.

## Know the total monthly cost

Add HOA dues, district assessments on the tax bill, insurance and taxes. Property taxes reset to market value after a sale.

## Compare plans side by side

The same Pulte plan can appear many times in the village. Recent sales of your exact plan are the best guide to value.

## Value the upgrades fairly

Pools, summer kitchens and lanai extensions add real value. Ask for permits and warranties.

## Check the paperwork

Ask for the HOA documents, the elevation certificate, the wind mitigation report and any remaining warranty.



A PALM AGAINST A TWO-STORY SHOREVIEW HOME

A BUYER'S EDGE

*In Shoreview the lot you choose shapes your life as much as the house you buy.*

MARK MIDDLETON

# Districts, flood *and insurance*

Shoreview sits inland, well east of the coast, but its fees, districts and drainage still deserve a careful look before you buy.

**HOA dues.** Lakewood Ranch lists Shoreview HOA fees at about $300 to $400 a month with maintenance included, and fees differ by series. Pulte's 2023 schedule also listed one-time charges at closing, including a $500 capital contribution and a $2,000 amenity fee. Confirm the current budget and any planned increases.

**Taxes and districts.** Homes are taxed by Sarasota County, and community infrastructure in Lakewood Ranch is financed through special districts whose assessments appear on the property tax bill. One local source puts the average annual property tax in Shoreview at about $9,084. Check each home's actual bill.

**Gated or not.** Shoreview's entrance has a monument and a gatehouse-style building, but most Waterside neighborhoods are not gated under Sarasota County rules. Ask me how access works on a given street.

**Flood risk.** The Teal lakes are part of an engineered stormwater system, but risk still varies by lot and elevation. In August 2024, Hurricane Debby brought heavy rain to Manatee and Sarasota counties and flooded some neighborhoods. Ask for each home's flood zone, elevation certificate and storm history.

**Insurance.** Newer homes built to the modern Florida Building Code generally insure more favorably. A current wind mitigation report and four-point inspection can lower premiums, so get quotes early in the contract period.

BEFORE YOU WRITE AN OFFER, REQUEST

- HOA budget, rules and dues history
- District assessments on the tax bill
- Flood zone and elevation certificate
- Storm and claim history
- Wind mitigation report
- Roof age and permit records
- Pool and upgrade permits
- Insurance quotes in writing

$9,084

Reported average annual property tax in Shoreview at Waterside, per homesbymarco.com. Taxes reset after a sale, so estimate from the purchase price, not the seller's bill.



THE LAKESIDE PAVILION AT WATERSIDE PLACE, A FEW MINUTES FROM SHOREVIEW

19 · SELLING IN SHOREVIEW

# Sell the lake, *not just the house*

Every resale in Shoreview competes with similar Pulte plans a few streets away. The homes that sell best show buyers what makes them different: the view, the pool, the upgrades and the walk to the beach club.

Presentation matters. A home here deserves editorial photography, aerial views that show the lakes and Waterside Place, and copy that sells the village and its amenities as much as the floor plan.

Then the facts close the sale. Have the HOA documents, the tax bill, the wind mitigation report, the warranty records and the list of upgrades ready. Price against recent sales of the same plan and view, and the right buyer will see the value.

*Sell what a buyer cannot build anymore: a finished home on the lake.*

MARK MIDDLETON

**A SELLER'S FILE**

- HOA documents and dues
- Property tax bill and district assessments
- Wind mitigation and four-point reports
- Roof, HVAC and water heater history
- Pool, lanai and upgrade permits
- Plan name, series and homesite
- Survey and elevation certificate

# Shoreview, *answered*

## Where is Shoreview?

In Waterside, the Sarasota County section of Lakewood Ranch, south of University Parkway and the Sarasota Polo Club, around West Teal and Middle Teal lakes.

## Who built it?

Pulte Homes, which opened the village in 2017. Lee Wetherington Homes and Arthur Rutenberg Homes also built there in the early years.

## How many homes are there?

About 300, from Pulte's original 247 homesites plus 54 lakefront homes added later.

## Is it gated?

It has an entrance monument and gatehouse-style building, but most Waterside neighborhoods are not gated. Ask about a specific street.

## What do homes cost?

Seven sales from May through October 2026 had a median of $1.38 million, with most between $1.3 million and $1.6 million.

## What are the fees?

Lakewood Ranch lists HOA dues of about $300 to $400 a month with maintenance included, plus district assessments on the tax bill.

## Which schools serve it?

Listings typically show Tatum Ridge Elementary, McIntosh Middle and Booker High in Sarasota County. Confirm with the district.

## How far are the beaches?

Siesta Key Beach is about 16 miles and St. Armands Circle and Lido Beach about 14, usually about half an hour by car.

*The best answers come on a walk by the lake. Let's plan yours.*

727-871-7653
mark@middletontampabay.com
middletontampabay.com



ABOUT MARK

# Mark Middleton

Mark Middleton is a Realtor® Broker Associate with Compass and leads Middleton Tampa Bay, advising buyers and sellers across the Tampa Bay region and Florida's Gulf Coast, including Manatee and Sarasota counties. He specializes in historic, character and waterfront homes and helps clients compare communities, from the lakefront villages of Lakewood Ranch to Tampa Bay's historic neighborhoods. He has lived in Dunedin since 2013, serves on the Florida Realtors® and National Association of Realtors® Boards of Directors, and is Vice President of the Suncoast Tampa Association of Realtors®.

He hosts the YouTube channel *Living and Buying in Tampa Bay* and produced the documentary *Delightful Dunedin*. His team's philosophy: **People. Planet. Purpose.**

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TALK WITH MARK

727-871-7653
mark@middletontampabay.com
middletontampabay.com

Compass · 3615 Bromley Grand Ave
Suite 230
Tampa, FL 33607
Office visits by appointment

SOURCES AND NOTES

# Where this guide's *facts come from*

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- Lakewood Ranch and Sarasota Magazine: Waterside Place tenants and features (2019 to 2024)
- Visit Sarasota: Waterside Place restaurants and events
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- Your Observer: Lakewood Ranch top residential sales (February and March 2026)
- homesbymarco.com: Shoreview at Waterside average property tax
- Sarasota Memorial Health Care System: ER at Lakewood Ranch opening (January 7, 2025)
- Lakewood Ranch Medical Center: ER at Fruitville opening (December 2020)
- Zach Os Real Estate: Waterside community guide, gating
- Florida Trend and Your Observer: Waterside Place groundbreaking and construction (2018 to 2021)
- Approximate drive distances by road from Grande Shores Drive, OpenStreetMap routing

Information is deemed reliable but not guaranteed and should be independently verified. Sales figures, district assessments, school assignments, fees and HOA dues change over time. Figures reported by third parties may differ by source and date. Drive distances are approximate. This guide is for general information and is not legal, tax, insurance or financial advice. Photographs show homes and places in and near Shoreview and Waterside and are used to illustrate the area; no home pictured is offered for sale in this guide. Shoreview is not affiliated with or endorsed by Middleton Tampa Bay or Compass. Mark Middleton, Realtor® Broker Associate, Compass Florida, LLC. Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws.

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*Thinking about Shoreview?*
*Let's walk it together.*

MARK MIDDLETON · REALTOR® BROKER ASSOCIATE · COMPASS

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mark@middletontampabay.com
middletontampabay.com

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