

ROGUE REALTY

TANA SHOWALTER, BROKER

YOUR COMPLETE GUIDE TO

Esplanade Communities

Sarasota & Manatee County

What's Available Now & What's Coming — 2026 Edition

From the flagship Esplanade Azario in closeout phase to the brand-new Wellen Park community and the upcoming Cammaray — this guide covers every active Esplanade community across the region.

G&CC Resale Only	Azario Closeout — LWR	Coasterra Early Stage	Skye Ranch ~Half Built	Wellen Park Just Launched	Cammaray Coming 2027
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Ready to find your Esplanade community? Let's talk.

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ABOUT THIS GUIDE

The Esplanade Brand — What It Means & What It Isn't

When people hear Esplanade, they're usually picturing the same thing — resort-style amenities, low-maintenance living, a full-time lifestyle director. Taylor Morrison has delivered on that brand: pools with cabanas and towel service, fitness centers, pickleball, tennis, culinary centers, and Bahama Bars.

But not all Esplanade communities are built the same. Taylor Morrison has different tiers within the brand. And critically — the stage of construction matters enormously. Some communities are done. Some are mid-built. Some haven't broken ground yet.

This guide walks you through all of it — so you can find the right window for your move.

COMMUNITIES AT A GLANCE

Community	Location	Stage	Total Homes
G&CC;	Lakewood Ranch	Resale only	Sold out
Azario	Lakewood Ranch	Closeout ~10% left	~1,500
Coasterra	Palmetto	Early construction	960
Skye Ranch	Sarasota	~Half built	898 + 1,235
Wellen Park	Wellen Park	Just launched	877
Cammaray	LWR Southeast	Coming 2027	~1,200

Esplanade Golf & Country Club

Lakewood Ranch · The Original

BEST FOR: Buyers who want an established, fully built-out community — resale market only

Sold Out	Resale Only	The Original
New Construction	How to Buy	Esplanade Community

Before we get to the active communities — the original. Esplanade Golf and Country Club at Lakewood Ranch is where the brand was born. It's beautiful and fully built-out — mature landscaping, established social programming, a neighborhood running at full speed.

The critical thing to know: it has been sold out for years. No new construction, no builder incentives, no design center. If you want in, you're looking at the resale market only — which can actually be an advantage if you want a community that's fully established from day one.

Contact Tana for current resale availability and pricing.

Esplanade Azario at Lakewood Ranch

Lakewood Ranch, Manatee County · The Flagship

BEST FOR: Active adults and retirees who want the full resort lifestyle with every amenity open today — and a negotiating window

~1,500	~10%	18-Hole	\$349K–\$1.5M
Total Homes	Lots Remaining	Golf Course	Price Range

The Full Amenity Package

Taylor Morrison's flagship Esplanade product — roughly 1,500 homes on 600 acres around an 18-hole golf course. Some lots have golf deeded with your home at no equity buy-in required. Non-golf homes and villas are available with full access to everything else.

- Resort pool with cabanas and towel service
- Culinary center with poolside restaurant and bar
- Spa and full fitness center
- Pickleball, tennis, and bocce ball courts
- Dog parks and walking trails
- Full-time lifestyle director

Why the Closeout Window Is an Opportunity

Just under 10% of lots remain — and the amenities are **fully complete**. Move in on day one and plug right into resort living. No waiting. That is a massive advantage over every other Esplanade community in this guide.

When a builder is in closeout phase, there's often more room to negotiate on price, upgrades, and closing costs. The risk of living next to construction disappears. And you walk into a community where the lifestyle is already fully alive.

If Lakewood Ranch is on your list, Azario's closeout phase is a window — and windows close.

Esplanade at Coasterra

Palmetto, Northern Manatee County · Under the Radar

BEST FOR: Buyers seeking the Esplanade lifestyle at the most accessible entry price — or those between Tampa and Sarasota

960	Mid \$300s	Early Stage	Tampa / SRQ
Total Homes	Starting Price	Construction	Between Both

Coasterra has been flying under a lot of people's radar — and that's exactly why buyers paying attention right now have a real advantage. Still early in construction, you have genuine choices: lot selection, floor plans, and personalization at the design studio.

The entry point here is the most accessible of all Esplanade communities in the region — starting in the mid-\$300s. The amenity package includes a resort-style pool with cabana seating, fitness center, pickleball, community garden, dog park, lakeside trails, and lifestyle programming. The Bahama Bar is coming.

Coasterra sits strategically between Tampa and Sarasota. If you work in Tampa or St. Pete and want the Sarasota lifestyle, this location genuinely makes sense. Being there at the beginning is the upside — and the entry pricing reflects it.

Esplanade at Skye Ranch

Sarasota, East of I-75 · Most Underrated

BEST FOR: Active adults who want resort amenities, an extraordinary trail system, and a location about to be surrounded by massive growth

898	+1,235	25+ Miles	~Half Built
Esplanade Homes	Cassia Homes	Trail System	Stage

Skye Ranch sits in Sarasota at Clark Road and Lorraine Road. Here's what makes it genuinely different: Skye Ranch is not inside a master-planned community right now. But it's about to be in the center of everything.

3H Ranch, Palmer Ranch East, and Hi-Hat Ranch are all coming around Skye Ranch. The people who bought early here are going to be very glad they did.

The Amenity Ecosystem

The Hub	Resort pool, spa, lap pool, top-class fitness center, indoor basketball courts, rock climbing wall, café and social spaces.
The Cove	Additional resort pool plus the Skye River — a lazy river running through the community.
25+ Miles of Trails	Winding through lakes, preserves, wetlands, and wildlife corridors — connected paths linking every neighborhood to amenities.
Esplanade Amenities	Bahama Bar, pickleball, dog parks, and full lifestyle programming — layered on top of the above.

Esplanade residents get the resort amenities, sports complex, lazy river, trails, and entire ecosystem — while living in a one-story, maintenance-included neighborhood. That combination is hard to find anywhere in this region.

Esplanade at Wellen Park

Wellen Park, Venice Area · Brand New in 2026

BEST FOR: Buyers who want to be among the first into Esplanade inside Southwest Florida's fastest-growing master-planned community — with beach access

877	\$400s+	16,800 sq ft	~10 min
Total Homes	Starting Price	The Venue Clubhouse	Beach — Future

Esplanade at Wellen Park is brand new — VIP sales launched in late April 2026 and public tours have just opened. If you've been watching Wellen Park grow, this is the Esplanade brand finally planting its flag inside one of the most talked-about master-planned communities in Southwest Florida.

877 homes — villas, condos, and single-family — from the \$400s to over \$1 million. The Venue clubhouse at 16,800 sq ft is one of the largest in all of Wellen Park. Resort pool, spa, fitness center, Bahama Bar, pickleball, tennis, and a full-time lifestyle manager. Select homes surround Myakka Pines Golf Club with golf course views — no membership required.

The Beach Factor

Venice Beach and Manasota Key are already within easy reach. Once the Manasota Beach Road extension opens, you're looking at roughly **10 minutes to the beach**. For buyers from the Midwest or Northeast, that number is life-changing. You're not vacationing near the beach — you're living there.

Being one of the first buyers means choosing your lot, floor plan, and finishes — and buying into Wellen Park before it hits its full stride.

Esplanade at Cammaray

Lakewood Ranch Southeast · Coming 2027

BEST FOR: Buyers who want Lakewood Ranch and the Esplanade brand — and are willing to plan ahead for the best lots and pricing

~1,200	2027	LWR Southeast	Now
Total Homes	Sales Begin	Location	Best Time to Connect

The most anticipated new community announcement in Lakewood Ranch right now. Located east of Bourneside Boulevard between University Parkway and Fruitville Road — right at the front door of the Lakewood Ranch Southeast expansion.

Planned Amenities

- Resort-style pool and spa with towel service and poolside cabanas
- Culinary Center with multiple dining experiences
- Wellness Center and state-of-the-art fitness center
- Tennis, pickleball, and bocce ball courts
- Bahama Bar, event lawn, and multi-use trails
- Connection into the broader Lakewood Ranch trail system

Why Now — Not Later

Sales begin in early 2027 — at least a year out from first homes. But **the buyers who reach out before the general public are the ones who get the best lots, the best positioning, and sometimes the best pricing.**

If Lakewood Ranch is where you want to land and you want the Esplanade brand — Cammaray is the conversation to be having right now.

YOUR NEXT STEP

Working With Me — Why It Matters in New Construction

The builder's on-site agents work for the builder. My sole obligation is to you. And my representation costs you nothing — builders budget buyer's agent commissions into their cost of doing business.

Local Knowledge	I know which communities are delivering on their promises, which lots are worth the premium, and where the real windows are right now.
Contract Review	Builder contracts are written by the builder's attorneys. I walk through every clause with you before you sign.
Design Center	Buyers routinely spend 10%–20% over base price at the design center. I help you prioritize what adds resale value versus what you can do after closing for less.
Incentive Timing	Builders offer significant incentives at end of quarter and phase closeouts. I know when to push and what to ask for.
Out-of-State	I've helped countless buyers close remotely — many of them never setting foot in Florida until closing day. Virtual tours, FaceTime walkthroughs, remote closings — I make the process work around your geography.

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Schedule a free call: calendly.com/tana-rogue-realty/30min

Information in this guide is current as of publication (2026 Edition). Pricing, availability, and community details are subject to change. Contact Tana Showalter at Rogue Realty for current market data and personalized guidance.