

10700 PONTOFINO CIRCLE TRINITY FL 34655

https://candiscarmichael.com



\$1,725,000

One or more photo(s) has been virtually staged. Designed to impress and built to entertain. Located in the exclusive gated community of Champions Club, this COMPLETED NEWLY CONSTRUCTED Custom Pool/Spa Home features an open-concept layout, 1 story home with 5 bedrooms, 4 bathrooms, and a 3-car garage, where luxury meets functionality at every turn. Offering [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 4005 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8470103



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8470103>

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## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 17278 sq ft

**View:** Pool

**Date added:** Added 7 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 4005 sq ft

**Year built:** 2026

**SubdivisionName:** FLORESTA AT CHAMPIONS CLUB

**ListOfficeName:** CHARLES RUTENBERG REALTY INC

**GarageSpaces:** 3

**ListAOR:** mfrmls

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## Location Details

**Township:** 26

**Road Surface Type:** Paved

**Elementary School:** Trinity Elementary-PO

**Middle Or Junior School:** Seven Springs Middle-PO

**High School:** J.W. Mitchell High-PO

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## Property Features



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**Interior Features:** Eat-in Kitchen, High Ceilings, L Dining, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Hardwood, Epoxy, Tile, Travertine

**Patio And Porch Features:** Covered, Enclosed, Patio, Screened

**Pool Features:** Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure, Tile

**Spa Features:** Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Roof:** Tile

**Utilities:** Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Public, Sewer Connected, Sprinkler Meter, Water Available, Water Connected

**View:** Pool

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** Landscaped, Paved

**Appliances:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Other

**Security Features:** Gated Community, Smoke Detector(s)

**Vegetation:** Oak Trees, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** FLORESTA AT CHAMPIONS CLUB

**Levels:** One

**New Construction YN:** Yes

**Foundation Details:** Block, Brick/Mortar

**Listing Terms:** Cash, Conventional, VA Loan

**Parcel Number:** 31-26-17-0150-00000-6190

**Direction Faces:** Southwest

**Builder Name:** Advanced Building Construction

**Construction Materials:** Block, Concrete, Stone, Stucco

**Property Condition:** Completed



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# Association Information

<b>Association YN:</b> Yes	<b>Association Fee:</b> 872
<b>Association Fee Frequency:</b> Quarterly	<b>Association Fee Includes:</b> Common Area Taxes, Pool, Maintenance Grounds, Private Road, Recreational Facilities
<b>Association Amenities:</b> Security	<b>Community Features:</b> Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s)

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# Fees&Taxes

<b>Tax Year:</b> 2025	<b>Tax Annual Amount:</b> \$2,984
<b>Tax Legal Description:</b> FLORESTA AT THE CHAMPIONS CLUB PB 45 PG 106 LOT 619 OR 7418 PG 1737 OR 9201 PG 1054	<b>Tax Lot:</b> 6190

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# Rooms

Room type	Dimensions	Level	Length	Width
Great Room	22x23	First	23	22
Dining Room	13x17	First	17	13
Office	13.5x13	First	13	13.5
Foyer	10x8	First	8	10
Primary Bedroom	14.8x21	First	21	14.8
Bedroom 2	12x14.1	First	14.1	12
Bathroom 3	12x14.6	First	14.6	12
Bathroom 4	12x14.1	First	14.1	12
Bathroom 5	18.5x13	First	13	18.5
Balcony/Porch/Lanai	23x28.7	First	28.7	23
Kitchen	29x14	First	14	29

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s)

**PoolFeatures:** Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure, Tile

**Features:** Eat-in Kitchen, High Ceilings, L Dining, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Gated Community, Smoke Detector(s)

**ExteriorFeatures:** Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Public, Sewer Connected, Sprinkler Meter, Water Available, Water Connected

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave

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## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block, Concrete, Stone, Stucco

**Parking:** Driveway, Garage Door Opener, Oversized

**Heating:** Central, Electric, Heat Pump

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Supra Lock Box, Gate Code Required, See Remarks, ShowingTime



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