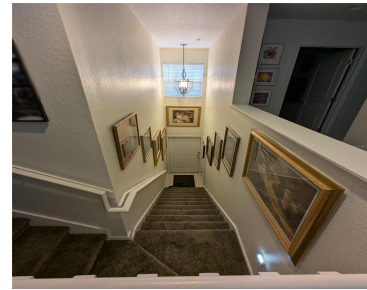


1212 ROMANI AVENUE DAVENPORT FL 33896

<https://candiscarmichael.com>



\$269,900



This spacious 3-bedroom 2-bath town house style condo offers 1,893 square feet with beautiful water and fountain views. It is located on the 2nd floor, is move-in ready and provides resort style living in the highly sought-after community of Bella Trae at Champions Gate. This is a Del Webb community designed to keep you active. [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1893 sq ft



Courtesy of

Listing Office: BEYCOME OF FLORIDA LLC

Status: Active

Office ID: MFR279508652

MLS ID: MFRO6347930



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Basics

Bathrooms Full: 2

Category: Condominium

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1893 sq ft

Year built: 2008

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 2 floors

Lot size, sq ft: 10614 sq ft

SubdivisionName: PROMENADES AT BELLATRAE
CONDO PH 16 BLDG 40

ListOfficeName: BEYCOME OF FLORIDA LLC **GarageSpaces:** 1

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features

Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Balcony, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Tennis Court(s)

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside

Waterfront Features: Pond

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished



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Property Details

Subdivision Name: PROMENADES AT BELLATRAE
CONDO PH 16 BLDG 40

Parcel Number: 33-25-27-3175-0002-0240

Levels: One

Direction Faces: East

Foundation Details: Slab

Construction Materials: Concrete, Stucco

Listing Terms: Cash, Conventional, FHA, Other, VA
Loan

Association Information

Association YN: Yes

Association Fee: 447

**Association Fee
Frequency:** Monthly

Association Fee Includes: Maintenance Structure, Maintenance
Grounds, Maintenance, Management, None

Association Amenities:
Pickleball Court(s)

Community Features: Association Recreation - Owned,
Clubhouse, Community Mailbox, Fitness Center, Gated Community
- Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks,
Tennis Court(s), Wheelchair Access

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$2,776

**Tax Other Annual Assessment
Amount:** 305

Tax Legal Description: PROMENADE AT BELLA TRAE A
CONDO PH 16 BLDG 40 CB 13 PG 49 OR 3771/1195 UNIT
20240

Rooms



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Room type	Level
Primary Bedroom	Second
Bedroom 2	Second
Bedroom 3	Second
Dining Room	Second
Balcony/Porch/Lanai	Second
Primary Bathroom	Second
Bathroom 2	Second
Living Room	Second
Kitchen	Second
Laundry	Second

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks, Tennis Court(s), Wheelchair Access

Utilities: Cable Connected, Electricity Connected, Fiber Optics, Underground Utilities, Water Connected

Amenities: Cooktop, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Tennis Court(s)

Features: Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Concrete, Stucco

Heating: Central, Electric

Roof: Tile

Miscellaneous

Ownership: Condominium

Occupant Type: Vacant

Other Equipment: Irrigation Equipment **Showing Requirements:** Call Owner, See Remarks



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