



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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## 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 2 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

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## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

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## 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

| 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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete, Stucco

**Heating:** Central, Electric

**Roof:** Tile

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Vacant

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



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