131 BLUFF VIEW DRIVE BELLEAIR BLUFFS FL 33770

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Welcome to Port Belleair Residence #109 in Building 4—an inviting first-floor condo thoughtfully remodeled for style, comfort, and convenience in one of Belleair's most enduring 55+ mid-rise building. Inside, the freshly renovated white kitchen (August 2025) takes center stage with its tray ceiling accented by crown molding and a ceiling fan, recessed lighting, subway tile [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Activ

Office ID: MFR260000779

• 1300 sa ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active MLS ID: MFRTB8427836

Call us now

Phone: 727-888-3292



Basics

Unit Number: 109 Bathrooms Full: 2

Date added: Added 3 weeks ago **Category:** Condominium

Type: Residential Bedrooms: 2 beds

Bathrooms: 2 baths Half baths: 0 half baths

Floors: 4 floors Area, sq ft: 1300 sq ft

Lot size, sq ft: 44799 sq ft **Year built:** 1971

UnitNumber: 109 View: Water

SubdivisionName: PORT BELLEAIR 4 CONDO ListOfficeName: CHARLES RUTENBERG REALTY

INC

ListAOR: mfrmls

Location Details

Township: 29 Road Surface Type: Asphalt, Paved

Road Responsibility: Private Maintained Road

Property Features





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Interior Features: Ceiling Fans(s), Chair Rail, Crown Molding, Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Luxury Vinyl, Tile

Patio And Porch Features: Enclosed, Rear Porch

Parking Features: Assigned, Covered, Ground Level,

Guest

Carport Spaces: 1

Exterior Features: Lighting, Outdoor Grill, Sidewalk

Window Features: Blinds, ENERGY STAR Qualified

Windows, Storm Window(s), Tinted Windows

Vegetation: Trees/Landscaped

Water Source: Public Cooling: Central Air

Lot Features: City Limits, Landscaped, Sidewalk,

Paved

Appliances: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Touchless Faucet

Laundry Features: Common Area, Corridor Access, Laundry Room, Same

Floor As Condo Unit

Pool Features: Gunite, Heated, In Ground, Lighting, Outside Bath Access

Carport YN: Yes

Pets Allowed: No

Roof: Built-Up

Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected,

Water Connected

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Parcel Number: 32-29-15-72681-000-1090

Property Details

Subdivision Name: PORT BELLEAIR 4

CONDO

Levels: One Direction Faces: North

Foundation Details: Slab Construction Materials: Block, Brick, Concrete

Listing Terms: Cash, Conventional **Property Condition:** Completed

Association Information



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Association YN: Yes

Association Fee Includes: Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Grounds, Maintenance, Management, Private Road, Recreational Facilities, Sewer, Trash, Water

Association Amenities: Cable TV, Clubhouse, Elevator(s), Laundry, Pool, Recreation Facilities, Storage, Vehicle Restrictions

Association Fee Frequency:

Monthly

Community Features: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Pool, Sidewalks, Special Community Restrictions

Fees&Taxes

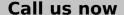
Tax Year: 2024 Tax Annual Amount: \$1,730

Tax Legal Description: PORT BELLEAIR NO. 4 CONDO UNIT Tax Lot: 1090

109

Rooms





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Room type	Dimensions	Level	Length	Width
Foyer	8x10	First	10	8
Kitchen	8x13	First	13	8
Dining Room	14x12	First	12	14
Living Room	15x18	First	18	15
Primary Bedroom	13x20	First	20	13
Primary Bathroom	8x9	First	9	8
Bedroom 2	12x13	First	13	12
Bathroom 2	7x5	First	5	7

Amenities & Features





Phone: 727-888-3292



Waterfront available: No AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Association Recreation -Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Pool, Sidewalks, Special Community Restrictions

ExteriorFeatures: Lighting, Outdoor Grill, Sidewalk PoolFeatures: Gunite, Heated, In Ground,

Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Touchless Faucet

GarageYN: No FireplaceYN: No Cooling: Central Air

WindowFeatures: Blinds, ENERGY STAR Qualified Windows, Storm Window(s),

Tinted Windows

Lighting, Outside Bath Access

Features: Ceiling Fans(s), Chair Rail, Crown Molding, Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window **Treatments**

Building Details

NewConstructionYN: No Heating: Central, Electric

Exterior material: Block, Brick, Concrete Roof: Built-up

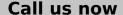
Parking: Assigned, Covered, Ground Level, Guest

Miscellaneous

Ownership: Condominium Occupant Type: Owner

Other Structures: Storage Showing Requirements: Supra Lock Box





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