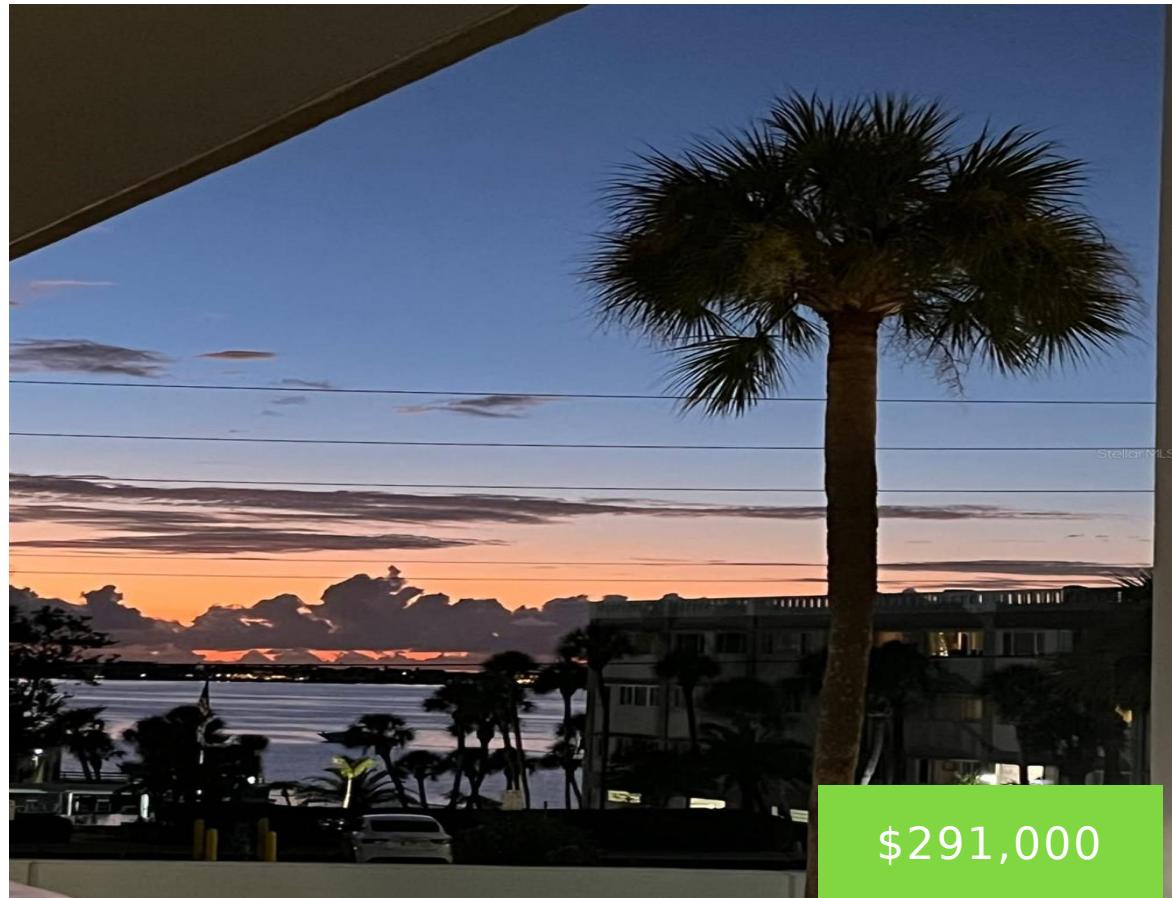


# 131 BLUFF VIEW DRIVE BELLEAIR BLUFFS FL 33770

<https://candiscarmichael.com>



**\$291,000**

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
- Active
- 1300 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8427836



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Basics

**Unit Number:** 109

**Date added:** Added 3 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 4 floors

**Lot size, sq ft:** 44799 sq ft

**UnitNumber:** 109

**SubdivisionName:** PORT BELLEAIR 4 CONDO **ListOfficeName:** CHARLES RUTENBERG REALTY INC

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1300 sq ft

**Year built:** 1971

**View:** Water

## 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

## Property Details

**Subdivision Name:** PORT BELLEAIR 4 CONDO

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

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

**Direction Faces:** North

**Construction Materials:** Block, Brick, Concrete

**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 Fee Frequency:**  
Monthly

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

**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 109

**Tax Lot:** 1090

## 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



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**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

**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

**PoolFeatures:** Gunite, Heated, In Ground, 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

**Exterior material:** Block, Brick, Concrete

**Parking:** Assigned, Covered, Ground Level, Guest

**Heating:** Central, Electric

**Roof:** Built-up

## Miscellaneous

**Ownership:** Condominium

**Other Structures:** Storage

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



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