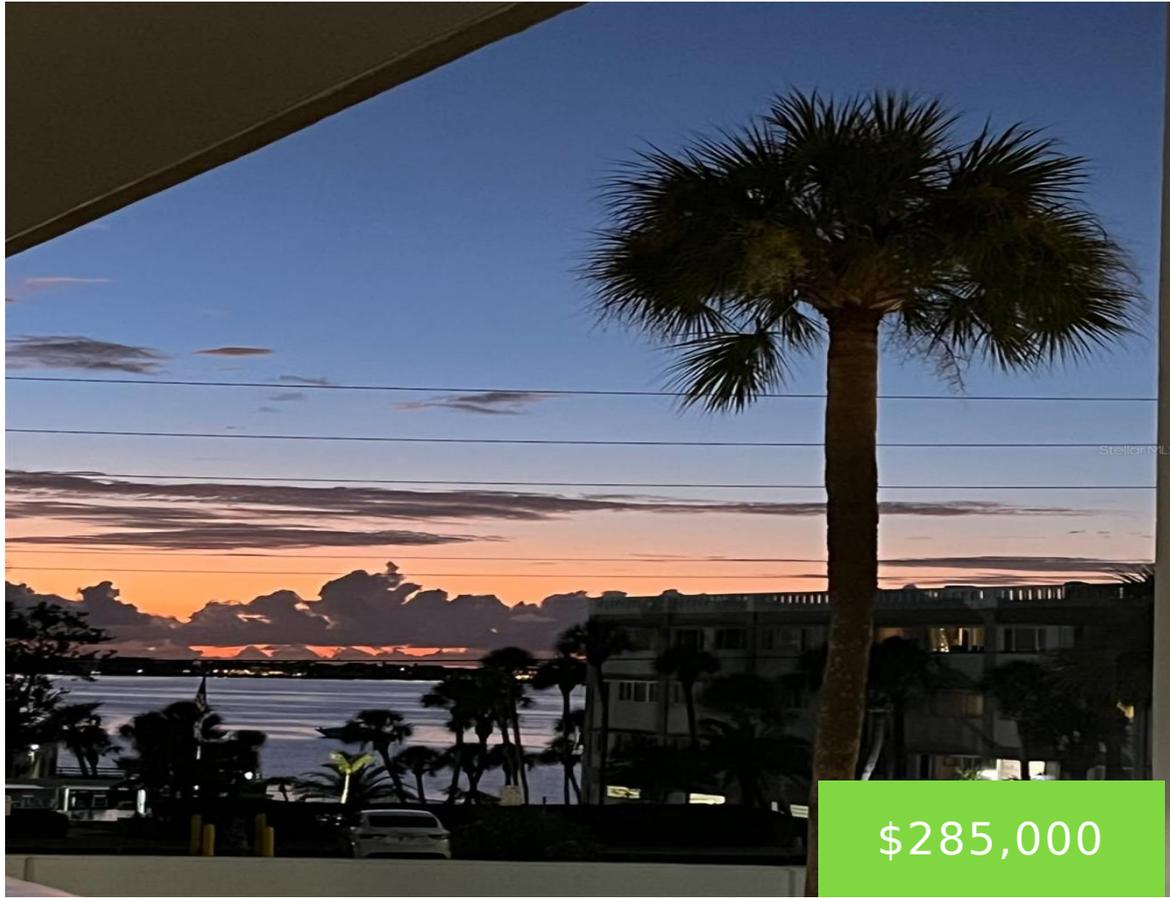


131 BLUFF VIEW DRIVE BELLEAIR BLUFFS FL 33770

<https://candiscarmichael.com>



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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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Basics

Unit Number: 109

Date added: Added 2 months ago

Type: Residential

Bathrooms: 2 baths

Floors: 4 floors

Lot size, sq ft: 44799 sq ft

UnitNumber: 109

SubdivisionName: PORT BELLEAIR 4 CONDO

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

ListOfficeName: CHARLES RUTENBERG REALTY
INC

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 Frequency:
Monthly

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, Elevators, 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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