

140 RIVIERA DUNES WAY PALMETTO FL 34221

<https://candiscarmichael.com>



Discover an exceptional opportunity to enjoy the Bel Mare at Riviera Dunes lifestyle in this spacious two-bedroom, two-bath residence with a desirable WATERVIEW, split-bedroom design and semi-private elevator foyer. Located on the third floor, this beautiful residence offers a comfortable, well-planned layout with privacy between the primary suite and guest bedroom. Enjoy the WATERVIEW from [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1847 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRTB8549004



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.youtube.com/embed/jTW8vzr5nxc>

Basics

Unit Number: 306

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 15 floors

Lot size, sq ft: 60240 sq ft

UnitNumber: 306

SubdivisionName: BEL MARE PH II

GarageSpaces: 1

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1847 sq ft

Year built: 2007

View: City, Water

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 34

Road Surface Type: Asphalt, Brick, Concrete, Paved

Road Responsibility: Private Maintained Road

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Elevator, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Patio, Rear Porch

Spa YN: Yes

Parking Features: Assigned, Circular Driveway, Common, Covered, Deeded, Ground Level, Guest, Open, Portico, Reserved, Basement, Workshop in Garage

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Fenced, Other

Security Features: Closed Circuit Camera(s), Fire Alarm, Fire Sprinkler System, Gated Community, Key Card Entry, Security Fencing/Lighting/Alarms, Secured Garage/Parking, Security Gate, Security Lights, Security System, Smoke Detector(s)

Architectural Style: Coastal, Elevated, Florida

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range Hood, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Laundry Room, Same Floor As Condo Unit, Washer Hookup

Pool Features: Deck, Fiber Optic Lighting, Gunite, Heated, In Ground, Lap, Lighting, Outside Bath Access, Salt Water, Tile

Spa Features: Heated, In Ground

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Balcony, Basketball Court, Dog Run, Fire Pit, Lighting, Other, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Private Entrance, Private Mailbox, Rain Gutters, Sidewalk, Storage, Tennis Court(s)

Roof: Built-Up, Concrete, Membrane

Window Features: Blinds, Display Window(s), Storm Window(s), Tinted Windows

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fire Hydrant, Natural Gas Available, Phone Available, Public, Sewer Available, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Available, Water Connected

View: City, Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cleared, Landscaped, Level, Near Golf Course, Near Marina, Private, Sidewalk, Paved



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Property Details

Subdivision Name: BEL MARE PH II

Levels: One

Builder Name: Corvus International

Foundation Details: Block, Concrete
Perimeter, Stilt/On Piling

Listing Terms: Cash, Conventional

Parcel Number: 2581653609

Direction Faces: West

Builder Model: Sole

Construction Materials: Block, Concrete,
Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee: 5150

Association Fee Frequency:
Quarterly

Association Fee Includes: Common Area Taxes, Pool,
Escrow Reserves Fund, Fidelity Bond, Gas, Maintenance
Structure, Maintenance Grounds, Management, Pest Control,
Private Road, Recreational Facilities, Security, Sewer, Trash,
Water

Association Amenities:

Basketball Court, Clubhouse,
Elevators, Fence Restrictions,
Fitness Center, Gated, Lobby
Key Required, Park, Pickleball
Court(s), Spa/Hot Tub, Storage,
Trail(s)

Community Features: Association Recreation - Owned,
Buyer Approval Required, Clubhouse, Community Mailbox,
Deed Restrictions, Dog Park, Fitness Center, Gated Community
- No Guard, Irrigation-Reclaimed Water, No
Truck/RV/Motorcycle Parking, Park, Pool, Restaurant,
Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual

Amount: \$6,255

Tax Legal Description: UNIT 306 BEL MARE PHASE 2, A CONDO
TOGETHER WITH ASSIGNED PARKING GARAGE 2 SPACE 2-75 & STORAGE
SPACE S-306. (2336/6376) PI#25816.5360/9

Tax Lot: 306

Green Building Info



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Green Water Conservation: Drip Irrigation, Irrig. System-
Drip/Microheads, Irrigation-Reclaimed Water, Low-Flow Fixtures

Green Sustainability:
Onsite Recycling Center

Green Indoor Air Quality: Integrated Pest Management, No
Smoking-Interior Buildg

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15.5x28.9	First	28.9	15.5
Primary Bathroom	18.7x9.5	First	9.5	18.7
Bedroom 2	15.1x13.5	First	13.5	15.1
Bathroom 2	10.11x8.1	First	8.1	10.11
Kitchen		First		
Living Room		First		
Dining Room		First		
Foyer	11.1x9.8	First	9.8	11.1
Laundry	6.11x7.9	First	7.9	6.11
Balcony/Porch/Lanai	9x26.4	First	26.4	9



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Spa Features: Heated, In Ground

CommunityFeatures: Association Recreation - Owned, Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Park, Pool, Restaurant, Sidewalks, Street Lights

ExteriorFeatures: Balcony, Basketball Court, Dog Run, Fire Pit, Lighting, Other, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Private Entrance, Private Mailbox, Rain Gutters, Sidewalk, Storage, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fire Hydrant, Natural Gas Available, Phone Available, Public, Sewer Available, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Available, Water Connected

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range Hood, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Closed Circuit Camera(s), Fire Alarm, Fire Sprinkler System, Gated Community, Key Card Entry, Security Fencing/Lighting/Alarms, Secured Garage/Parking, Security Gate, Security Lights, Security System, Smoke Detector(s)

WindowFeatures: Blinds, Display Window(s), Storm Window(s), Tinted Windows

PoolFeatures: Deck, Fiber Optic Lighting, Gunite, Heated, In Ground, Lap, Lighting, Outside Bath Access, Salt Water, Tile

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Elevator, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

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ArchitecturalStyle: Coastal,
Elevated, Florida

Heating: Central, Electric

Roof: Built-up, Concrete, Membrane

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Parking: Assigned, Basement, Circular Driveway,
Common, Covered, Deeded, Ground Level, Guest, Open,
Portico, Reserved, Workshop in Garage

Miscellaneous

Ownership: Condominium

Other Equipment: Basketball Court, Fire Pit, Irrigation
Equipment, Private Entrance, Generator

Showing Requirements: Appointment Only, Listing
Agent Must Accompany, See Remarks, ShowingTime

Occupant Type: Vacant

Other Structures: Cabana, Guest
House, Kennel/Dog Run, Other,
Outdoor Kitchen, Storage, Workshop



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