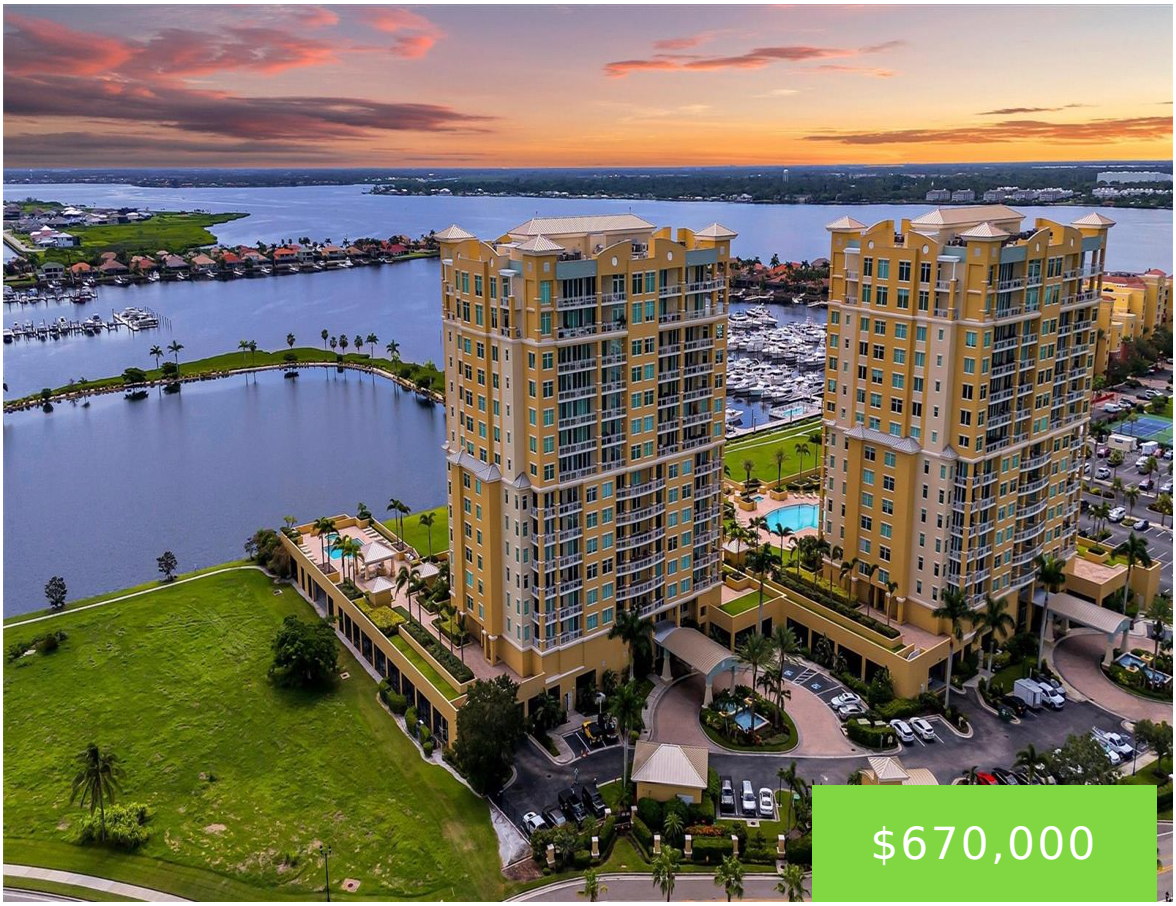
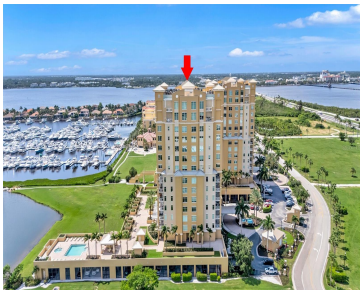
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PRICE IMPROVEMENT! WATERFRONT LUXURY AT BEL MARE AT RIVIERA DUNES. Experience elevated Florida living in this beautifully appointed 2-bedroom, 2-bath CORNER RESIDENCE offering 1,978 SQ. FT. of living space plus a spacious 230 SQ. FT. WATERFRONT BALCONY with sweeping MARINA AND WATER VIEWS. Your arrival begins with a PRIVATE ELEVATOR FOYER, creating an impressive sense [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1978 sq ft

Courtesy of

Listing Office: REAL BROKER, LLC

Office ID: MFR805521714

Status: Active

MLS ID: MFRTB8538077

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Email: RealtorCandis@gmail.com

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Description

Virtual Tour: https://www.youtube.com/embed/yn0uaSR5MmM

Basics

Unit Number: 503

Date added: Added 1 hour ago

Type: Residential

Bathrooms: 2 baths

Floors: 15 floors

Lot size, sq ft: 60240 sq ft

UnitNumber: 503

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1978 sq ft

Year built: 2007

SubdivisionName: BEL MARE PH II

GarageSpaces: 1

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, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Appliances: Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

Flooring: Ceramic Tile, Luxury Vinyl

Laundry Features: Laundry Room

Patio And Porch Features: Covered, Patio, Porch, Rear Porch

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

Spa YN: Yes

Spa Features: Heated, In Ground

Waterfront YN: Yes

Waterfront Features: River Front

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

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 1

Pets Allowed: Yes

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

Fencing: Fenced, Masonry, Other

Roof: Built-Up, Concrete, Membrane

Security Features: Closed Circuit Camera(s), Fire Alarm, Fire Sprinkler System, Gated Community, Key Card Entry, Security Gate, Smoke Detector(s)

Window Features: Shades

Architectural Style: Coastal, Elevated, Florida

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

Vegetation: Mature Landscaping

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Electric

Furnished: Unfurnished

Property Details

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Subdivision Name: BEL MARE PH II

Parcel Number: 2581654059

Levels: One

Direction Faces: East

Builder Name: Corvus International

Builder Model: Fiori

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

Construction Materials: Block, Concrete, Stucco

Listing Terms: Cash, Conventional

Association Information

Association YN: Yes

Association Fee: 5150

Association Fee Frequency: Quarterly

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

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: $6,243

Tax Legal Description: UNIT 503 BEL MARE PHASE 2, A CONDO TOGETHER WITH ASSIGNED PARKING GARAGAE 2 SPACE 2-89 & STORAGE SPACE S503. (2335/7923) PI#25816.5405/9

Tax Lot: 503

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	15.5x15.9	First	15.9	15.5
Primary Bathroom	12.1x15.11	First	15.11	12.1
Kitchen	11.8x11.5	First	11.5	11.8
Bedroom 2	11.6x18.8	First	18.8	11.6
Bathroom 2	6.9x8.9	First	8.9	6.9
Dining Room	12.6x14.7	First	14.7	12.6
Living Room	15.5x26.1	First	26.1	15.5
Laundry	6.3x9.5	First	9.5	6.3
Foyer	7.11x10.1	First	10.1	7.11
Balcony/Porch/Lanai	9.6x22.8	First	22.8	9.6

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Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Spa Features: Heated, In Ground

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Closed Circuit Camera(s), Fire Alarm, Fire Sprinkler System, Gated Community, Key Card Entry, Security Gate, Smoke Detector(s)

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

WindowFeatures: Shades

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

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

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

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

Amenities: Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

Building Details

ArchitecturalStyle: Coastal, Elevated, Florida

NewConstructionYN: No

Heating: Central, Electric

Exterior material: Block, Concrete, Stucco

Roof: Built-up, Concrete, Membrane

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

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Miscellaneous

Ownership: Condominium

Other Equipment: Irrigation Equipment, Generator

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

Occupant Type: Owner

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

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