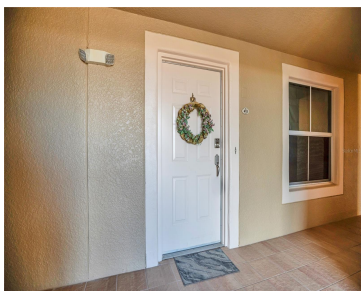


424 LUNA BELLA LANE NEW SMYRNA BEACH FL 32168  
https://candiscarmichael.com



Move in ready, Lake front 2 bedroom, 2 bath unit in the gated condominium community of Tuscany Square located in the heart of Venetian Bay. This upgraded unit features panoramic views of the lake and surrounding areas. Located on the 4th floor with a separate storage closet on the same floor. Take the elevator to [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1478 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC  
**Status:** Active

**Office ID:** MFR261010944  
**MLS ID:** MFRO6371725



**Call us now**  
Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6371725>

---

## Basics

<b>Unit Number:</b> 415	<b>Bathrooms Full:</b> 2
<b>Date added:</b> Added 3 hours ago	<b>Category:</b> Condominium
<b>Type:</b> Residential	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 2 baths	<b>Half baths:</b> 0 half baths
<b>Floors:</b> 4 floors	<b>Area, sq ft:</b> 1478 sq ft
<b>Year built:</b> 2007	<b>UnitNumber:</b> 415
<b>View:</b> Water	<b>SubdivisionName:</b> TUSCANY SQUARE 01 CONDO
<b>ListOfficeName:</b> EXP REALTY LLC	<b>GarageSpaces:</b> 1
<b>ListAOR:</b> mfrmls	

---

## Location Details

<b>Township:</b> 17	<b>Road Surface Type:</b> Asphalt
---------------------	-----------------------------------

---

## Property Features



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Elevator, Solid Surface Counters, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

**Flooring:** Carpet, Tile

**Parking Features:** Covered

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Number Limit, Size Limit, Yes

**Roof:** Other

**Utilities:** Public, Sewer Connected, Underground Utilities

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Electric Water Heater, Range, Refrigerator

**Laundry Features:** Inside

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Balcony

**Security Features:** Fire Sprinkler System

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** City Limits

---

## Property Details

**Subdivision Name:** TUSCANY SQUARE 01 CONDO

**Levels:** Three Or More

**Foundation Details:** Concrete Perimeter

**Listing Terms:** Cash, Conventional, FHA

**Parcel Number:** 7307-04-00-C415

**Direction Faces:** West

**Construction Materials:** Concrete

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 663.98

**Association Fee Includes:** Cable TV, Insurance, Maintenance Grounds, Pest Control, Sewer, Trash, Water

**Community Features:** Clubhouse, Community Mailbox, Fitness Center, Gated Community - No Guard, Golf, Playground, Pool, Restaurant, Tennis Court(s), Street Lights



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$1,860

**Tax Legal Description:** UNIT C-415 TUSCANY SQUARE I CONDO PER OR 5922 PG 1207 PER OR 5914 PGS 1591-1592 INC PER OR 6463 PG 4875 PER OR 6964 PGS 0941-0942

**Tax Lot:** C415

# Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x14	Upper	14	14
Kitchen	12x10	Upper	10	12
Bedroom 2	14x13	Upper	13	14
Living Room	20x10	Upper	10	20
Balcony/Porch/Lanai	12x10	Upper	10	12
Primary Bathroom	12x10	Upper	10	12
Bathroom 2		Upper		

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Fire Sprinkler System

**ExteriorFeatures:** Balcony

**Features:** Ceiling Fans(s), Elevator, Solid Surface Counters, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Fitness Center, Gated Community - No Guard, Golf, Playground, Pool, Restaurant, Tennis Court(s), Street Lights

**Utilities:** Public, Sewer Connected, Underground Utilities

**Amenities:** Dishwasher, Electric Water Heater, Range, Refrigerator

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Concrete

**Parking:** Covered

**Heating:** Central

**Roof:** Other

---

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** 24 Hour Notice

**Occupant Type:** Owner



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE