

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



Nestled within the sought-after Villas of Venetian Bay, welcome to this stunning custom-built 5-bedroom, 3.5-bath home with a dedicated office/flex room, perfectly positioned on a peaceful conservation lot offering exceptional privacy and natural beauty. From the moment you arrive, the extended paver driveway sets the tone, leading to an oversized, climate-controlled 2-car garage finished with [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3262 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRNS1088760



Call us now

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



Description

Virtual Tour:

<https://www.zillow.com/view-imx/08f9c0ce-9d54-47e9-9df1-675e088c2d5e?wl=true&setAttribution=mls&initialViewType=pano>

Basics

Bathrooms Full: 3

Date added: Added 32 minutes ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 7800 sq ft

View: Trees/Woods

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 1 half bath

Area, sq ft: 3262 sq ft

Year built: 2007

SubdivisionName: VENETIAN BAY PH 1A

GarageSpaces: 2

Location Details

Township: 17S

Elementary School: Chisholm Elem

High School: New Smyrna Beach High

Road Surface Type: Paved

Middle Or Junior School: New Smyrna Beach Middl

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s)

Flooring: Carpet

Patio And Porch Features: Front Porch, Rear Porch, Screened

Spa YN: Yes

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Utilities: Electricity Connected, Sewer Connected, Water Available

Water Source: Public

Cooling: Central Air, Mini-Split Unit(s)

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Pool Features: In Ground

Spa Features: Above Ground

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Gutters, Sidewalk

Security Features: Security System Owned

View: Trees/Woods

Sewer: Public Sewer

Heating: Electric

Lot Features: City Limits, Landscaped, Near Golf Course, Sidewalk, Paved

Property Details

Subdivision Name: VENETIAN BAY PH 1A

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 06-17-33-06-00-2210

Direction Faces: Northwest

Construction Materials: Block, Concrete, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency:
Annually

Association Amenities: Golf
Course, Pool

Association Fee: 350

Association Fee Includes: Pool, Maintenance Grounds

Community Features: Community Mailbox, Deed
Restrictions, Golf Carts OK, Pool, Restaurant, Sidewalks

Fees&Taxes

Tax Year: 2025

**Tax Annual
Amount:** \$9,037

Tax Legal Description: LOT 221 VENETIAN BAY PHASE 1A MB 51 PGS
1-15 INC PER OR 5771 PG 1930 PER OR 6225 PGS 2892-2893 PER OR
7223 PGS 2702-2703 PER OR 7491 PG 2915 PER OR 7626 PG 1396 PER
OR 8045 PG 0063

Tax Lot: 221

Rooms



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Room type	Dimensions	Level	Length	Width
Laundry	6x12	First	12	6
Bedroom 4	10x16	Second	16	10
Bedroom 3	17x17	Second	17	17
Bedroom 2	14x11	Second	11	14
Primary Bathroom	9x12	First	12	9
Primary Bedroom	14x19	First	19	14
Kitchen	14x13	First	13	14
Dining Room	14x7	First	7	14
Living Room	18x16	First	16	18
Bedroom 5	14x17	Second	17	14
Bathroom 2	8x3	First	3	8
Bathroom 3	11x5	Second	5	11
Bathroom 4	6x9	Second	9	6
Family Room	16x16	Second	16	16
Garage Apartment	20x21	First	21	20



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Spa Features: Above Ground

CommunityFeatures: Community Mailbox, Deed Restrictions, Golf Carts OK, Pool, Restaurant, Sidewalks

PoolFeatures: In Ground

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Mini-Split Unit(s)

Security Features: Security System Owned

ExteriorFeatures: Rain Gutters, Sidewalk

Utilities: Electricity Connected, Sewer Connected, Water Available

Amenities: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Parking: Driveway

Heating: Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only



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