

# 8250 CIVITA DRIVE DAVENPORT FL 33896

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Price Reduction! Welcome to this beautifully maintained condo in the gated community of Bella Trae! Freshly painted and featuring brand-new carpet along with numerous updates, this home offers a clean, move-in ready feel from the moment you step inside. The kitchen boasts granite countertops and overlooks the [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1248 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6364248



### Call us now

Phone: 727-888-3292

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



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6364248>

---

## Basics

**Unit Number:** 201

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 4 floors

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 201

**ListOfficeName:** REAL BROKER, LLC

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1248 sq ft

**Year built:** 2008

**SubdivisionName:** VENTURA AT BELLA TRAE CONDO PH  
6

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25

**Road Surface Type:** 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), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Thermostat

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Enclosed

**Carport YN:** Yes

**Pets Allowed:** Size Limit

**Roof:** Tile

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Closet

**Parking Features:** Ground Level, Guest

**Carport Spaces:** 1

**Exterior Features:** Other

**Utilities:** BB/HS Internet Available, Cable Available

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** VENTURA AT BELLA TRAE CONDO PH 6

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 33-25-27-4654-0002-0106

**Direction Faces:** North

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 535.58

**Association Fee Includes:** Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Trash, Water

**Community Features:** Association Recreation - Owned, Clubhouse, Community Mailbox, Fitness Center, Gated Community - No Guard, Pool, Sidewalks, Tennis Court(s)



**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:** 2024

**Tax Other Annual Assessment Amount:** 305

**Tax Lot:** 0106

**Tax Annual Amount:** \$3,075

**Tax Legal Description:** VENTURA AT BELLA TRAE A CONDO PH 6 BLDG 6 CB 13 PG 48 OR 3767/522 UNIT 20106

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	21.9x13.5	First	13.5	21.9
Kitchen	8.3x12.8	First	12.8	8.3
Primary Bedroom	19x10.11	First	10.11	19
Bedroom 2	13x10.7	First	10.7	13
Bedroom 3	12.11x10.7	First	10.7	12.11

## Amenities & Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Community Mailbox, Fitness Center, Gated Community - No Guard, Pool, Sidewalks, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Available

**Amenities:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Other

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Thermostat

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Ground Level, Guest

**Heating:** Central, Electric

**Roof:** Tile

---

## Miscellaneous

**Ownership:** Condominium

**Showing Requirements:** Combination Lock Box, ShowingTime

**Occupant Type:** Vacant



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE