8302 PORTOFINO DRIVE DAVENPORT FL 33896

https://candiscarmichael.com









Welcome to this beautifully maintained first-floor 3-bedroom, 2-bath condominium in the highly sought-after gated community of Ventura at Bella Trae in Champions Gate. This spacious split floor plan offers an open-concept living and dining area, perfect for both relaxing and entertaining. The kitchen features 42-inch cabinets, Corian countertops, and a 60/40 Corian sink, creating both [...]

- 3 beds
- 2 baths
- Residentia
- Condominium
- Activ
- 1384 sa ft

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Courtesy of

Listing Office: LPT REALTY, LLC **Office ID:** MFR261016803

Status: Active MLS ID: MFRS5139901



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Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/S5139901

Basics

Unit Number: 105 Bathrooms Full: 2

Date added: Added 6 hours ago **Category:** Condominium

Type: Residential Bedrooms: 3 beds

Bathrooms: 2 baths Half baths: 0 half baths

Floors: 1 floor Area, sq ft: 1384 sq ft

Year built: 2007 UnitNumber: 105

SubdivisionName: VENTURA AT BELLA TRAE CONDO PH 4 ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 25S Road Surface Type: Asphalt

Property Features





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Interior Features: Ceiling Fans(s), Chair Rail, High Ceilings, Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Tile

Carport YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK, Number Limit,

Size Limit

Roof: Tile

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Trash Compactor, Washer

Laundry Features: Electric Dryer Hookup, Laundry Closet,

Washer Hookup

Carport Spaces: 1

Exterior Features: Balcony, Fire Pit, Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Rain Gutters, Sidewalk, Sliding Doors, Storage, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected,

Public, Underground Utilities

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: VENTURA AT BELLA TRAE

CONDO PH 4

Levels: One Direction Faces: Northwest

Foundation Details: Slab Construction Materials: Block, Concrete

Association Information

Association YN: Yes **Association Fee:** 535.38

Association Fee Frequency: Monthly

Association Fee Includes: Cable TV, Pool,
Internet, Maintenance Structure, Maintenance

Grounds, Management, Pest Control,

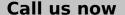
Recreational Facilities, Sewer, Trash, Water

Parcel Number: 33-25-27-3066-0001-1004

Community Features: Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Sidewalks,

Tennis Court(s)





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Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment

Amount: 280

Tax Lot: 1004

Tax Annual Amount: \$3,517

Tax Legal Description: VENTURA AT BELLA TRAE PH 4 A CONDO CB 10 PG 184-185 OR 3337/546 UNIT 11004

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	12x55	First	55	12
Dining Room	10x12	First	12	10
Living Room	13x12	First	12	13
Primary Bedroom	18x11	First	11	18
Bedroom 2	12x15	First	15	12
Bedroom 3	10×10	First	10	10

Amenities & Features



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Waterfront available: No AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, **ExteriorFeatures:** Balcony, Fir Fitness Center, Gated Community - Guard, Golf Carts OK, Lighting, Outdoor Grill, Outdoor

Golf, Pool, Sidewalks, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity

Connected, Public, Underground Utilities

Amenities: Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Range Hood,

Refrigerator, Trash compactor, Washer

GarageYN: No
FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Fire Pit, Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Rain Gutters, Sidewalk, Sliding Doors, Storage, Tennis Court(s)

Features: Ceiling Fans(s), Chair Rail, High Ceilings, Open Floorplan, Split Bedroom, Thermostat, Walk-In

Closet(s)

Building Details

NewConstructionYN: No Heating: Central

Exterior material: Block, Concrete **Roof:** Tile

Miscellaneous

Ownership: Condominium Occupant Type: Vacant

Other Equipment: Fire Pit, Irrigation Showing Requirements: Key/Agent, Lock Box

Equipment Coded





Phone: 727-888-3292

