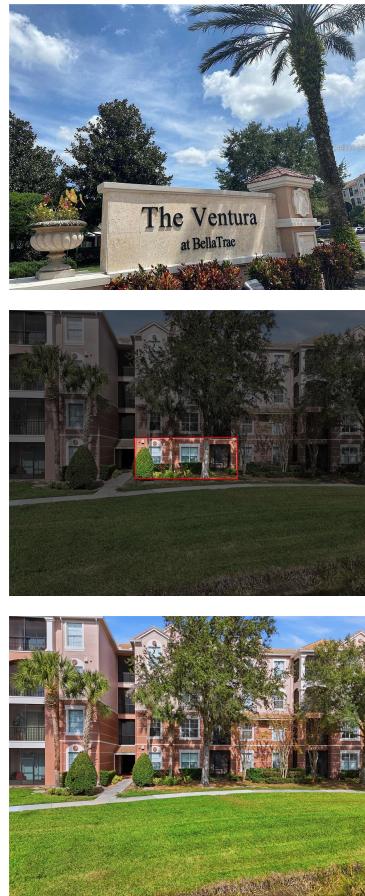


# 8302 PORTOFINO DRIVE DAVENPORT FL 33896

<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
- Residential
- Condominium
- Active
- 1384 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5139901



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

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

## Basics

**Unit Number:** 105

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Year built:** 2007

**SubdivisionName:** VENTURA AT BELLA TRAE CONDO PH 4

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1384 sq ft

**UnitNumber:** 105

**ListOfficeName:** LPT REALTY, LLC

## 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

**Foundation Details:** Slab

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

**Direction Faces:** Northwest

**Construction Materials:** Block, Concrete

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 535.38

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

**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 Annual Amount:** \$3,517

**Tax Other Annual Assessment Amount:** 280

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

**Tax Lot:** 1004

## 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	10x10	First	10	10

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, 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

**Exterior material:** Block, Concrete

**Heating:** Central

**Roof:** Tile

## Miscellaneous

**Ownership:** Condominium

**Other Equipment:** Fire Pit, Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Key/Agent, Lock Box Coded



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