

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



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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