



Price Reduction! Spacious 3-bedroom, 2.5-bath end-unit townhome in the gated community of Bella Trae at ChampionsGate with stunning water views from every window. The first-floor primary suite features tray ceilings, a ceiling fan, serene pond views, and a luxurious en-suite bath with dual sinks, a soaking tub, walk-in shower, and a generous walk-in closet. Vaulted [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2402 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC  
**Status:** Active

**Office ID:** MFR805521714  
**MLS ID:** MFRO6329992



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6329992>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 17 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2402 sq ft

**Year built:** 2006

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

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

**SubdivisionName:** MANDALAY AT BELLA TRAE CONDO  
PH 6 BLDG 18

**GarageSpaces:** 2

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## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Parking Features:** Driveway, Garage Door Opener, Guest

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit, Size Limit, Yes

**Roof:** Tile

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

**Sewer:** Public Sewer

**Heating:** Central, Electric

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

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Rain Gutters, Sliding Doors

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** MANDALAY AT BELLA TRAE CONDO PH 6 BLDG 18

**Levels:** Two

**Builder Name:** Pulte

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 33-25-27-2976-0001-0618

**Direction Faces:** North

**Builder Model:** Mirella

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 632

**Association Fee Includes:** Cable TV, Pool, Internet, Maintenance Grounds, Trash

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



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# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$3,142

**Tax Other Annual Assessment Amount:** 305

**Tax Legal Description:** MANDALAY AT BELLA TRAE PH 6 A CONDO CB 10 PG 63 OR 3243/1350 BLDG 18 UNIT 10618

**Tax Lot:** 0618

# Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12.1x15.1	First	15.1	12.1
Living Room	13.8x15.1	First	15.1	13.8
Dining Room	13.8x12.6	First	12.6	13.8
Kitchen	9x4	First	4	9
Loft	12.1x13.4	Second	13.4	12.1
Bedroom 2	14.2x10.6	Second	10.6	14.2
Bedroom 3	11x12.2	Second	12.2	11

# Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** Yes

**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:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Rain Gutters, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener, Guest

**Heating:** Central, Electric

**Roof:** Tile

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## Miscellaneous

**Ownership:** Condominium

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

**Occupant Type:** Vacant



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