

# 8363 BELLA TIERRA CT DAVENPORT FL 33896

<https://candiscarmichael.com>



There are communities that are convenient — and then there are communities that redefine what daily life can look like. Bella Trae at ChampionsGate is firmly in the second category. This beautifully maintained 2-bedroom, 2-bathroom plus den, first-floor condo delivers the kind of turnkey Florida living that residents who relocated from the Northeast and Midwest [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1504 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRS5149600



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5149600>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Category:** Condominium

**Type:** Residential

**Bedrooms:** 2 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1504 sq ft

**Lot size, sq ft:** 2180 sq ft

**Year built:** 2013

**SubdivisionName:** PROMENADES 2/BELLA TRAE PH 1

**ListOfficeName:** EXP REALTY LLC **GarageSpaces:** 1

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

**Elementary School:** Westside Elem

**Middle Or Junior School:** West Side

**High School:** Poinciana High School

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## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s)

**Flooring:** Bamboo, Ceramic Tile

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Lighting, Sidewalk

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

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** PROMENADES 2/BELLA TRAE PH 1

**Parcel Number:** 33-25-27-4715-0001-0546

**Levels:** One

**Direction Faces:** East

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

**Listing Terms:** Cash, Conventional

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## Association Information

**Association YN:** Yes

**Association Fee:** 438

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Management, Recreational Facilities

**Association Amenities:** Cable TV, Clubhouse, Fitness Center, Gated, Pickleball Court(s), Pool, Tennis Court(s)

**Community Features:** Deed Restrictions, Fitness Center, Pool, Sidewalks, Tennis Court(s)

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$3,862

**Tax Other Annual Assessment Amount:** 305

**Tax Legal Description:** PROMENADES TWO AT BELLATRAE CONDO PH 1 BLDG 46 CB 13 PG 121 OR 4495/1194 UNIT 10546

**Tax Lot:** 0546

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## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	11x8	First	8	11
Primary Bedroom	15x11	First	11	15
Bedroom 2	12x11	First	11	12
Living Room	19x12	First	12	19
Dining Room	12x10	First	10	12
Den	13x10	First	10	13

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Fitness Center, Pool, Sidewalks, Tennis Court(s)

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

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Sidewalk

**Features:** Ceiling Fans(s), Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway

**Heating:** Central

**Roof:** Tile

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Tenant

**Showing Requirements:** Appointment Only, Call Before Showing, See Remarks



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