



16118 Pendio Drive

\$3,292,955

Single Family Residence · Montverde, FL 34756

6

beds

6

baths

5,517

sqft

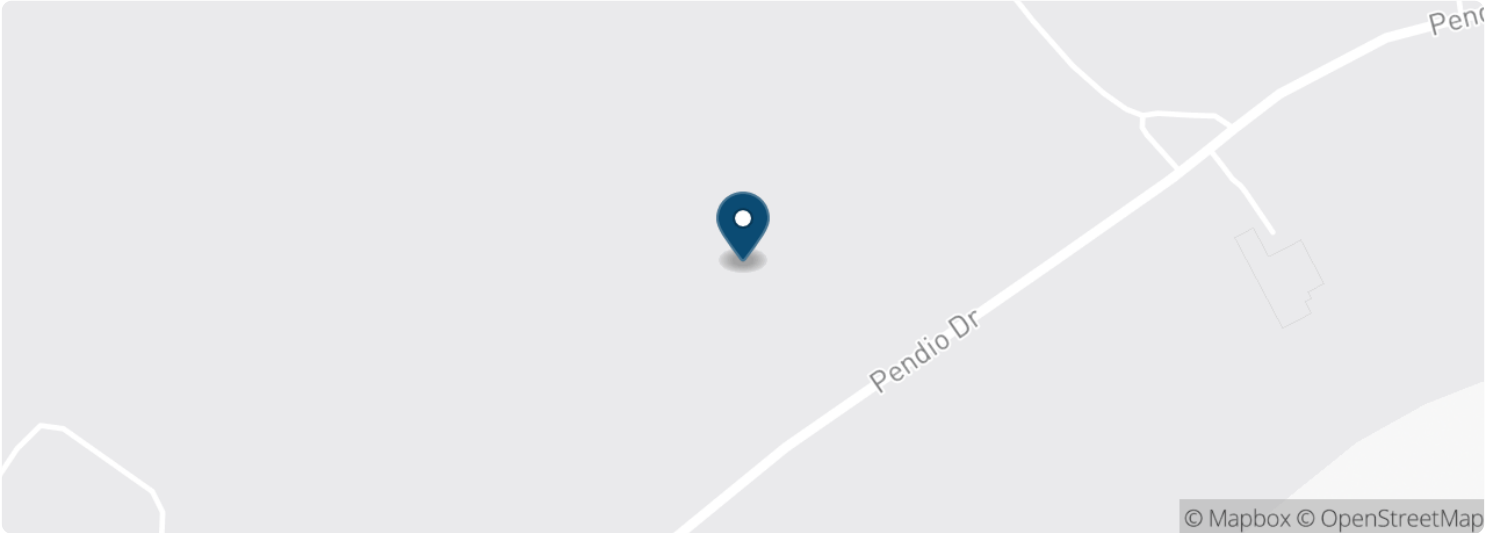
Private

pool & spa



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2025	\$597	258 days	Jan 23, 2026	\$1,230 Quarterly	G5106408



Property overview

About this property

Move-In Ready * New Construction * this striking two-story custom residence on Lot 220 in Bella Collina by Delpupo Unique Homes delivers a bold architectural presence paired with thoughtful, modern livability. From the moment you enter, a dramatic two-story foyer sets the tone, anchored by a statement staircase featuring sleek glass-panel railings that draw the eye upward and flood the home with natural light. The main living level is designed for both everyday comfort and elevated entertaining. An expansive open floor plan connects the living room, dining space, and chef's kitchen, where a generous island, abundant cabinetry, and seamless flow create the heart of the home. Oversized 10-foot sliding glass doors - including mitered sliders in the game room - open wide to the outdoor living area, blurring the line between indoors and out. The first-floor primary suite is a true retreat, offering privacy and flexibility with an adjoining bonus room ideal for a home gym, study, or quiet lounge. Also on the main level is a second bedroom, thoughtfully positioned with a Jack-and-Jill bath shared with a versatile third bedroom or office. A large, well-appointed laundry room adds convenience with extensive cabinetry, a utility sink, and a secondary refrigerator. Upstairs, three additional bedroom suites each feature their own en-suite baths and walk-in closets, complemented by a spacious loft that provides the perfect setting for a media lounge or additional gathering space. Outdoor living is nothing short of exceptional. The backyard showcases a resort-style pool and spa, a fully equipped summer kitchen, and motorized screens enclosing the entire lanai - creating a year-round extension of the home. Smart home features and multi-room audio enhance comfort and functionality throughout select living spaces. Residents of Bella Collina enjoy a private, guard-gated lifestyle centered around a Sir Nick Faldo-designed championship golf course, a Tuscan-inspired clubhouse with fine and casual dining, a full-service spa, state-of-the-art fitness center, tennis and pickleball courts, and an active social calendar. Conveniently located just west of Orlando, Bella Collina offers the perfect balance of privacy, luxury, and accessibility. Developer will defer the \$40,000 Sports Membership deposit at closing, offering immediate value and enhanced access to the community's premier amenities. This completed residence is ready for immediate move-in and an exceptional Bella Collina lifestyle.

Key features

LEVELS

Two

LOT

1 acres

FACES

Southeast

PARKING

3-car garage, Driveway

OUTDOOR

Screened, Rear Porch, Covered

POOL

In Ground, Heated · Spa In Ground, Heated

VIEW

Trees/Woods

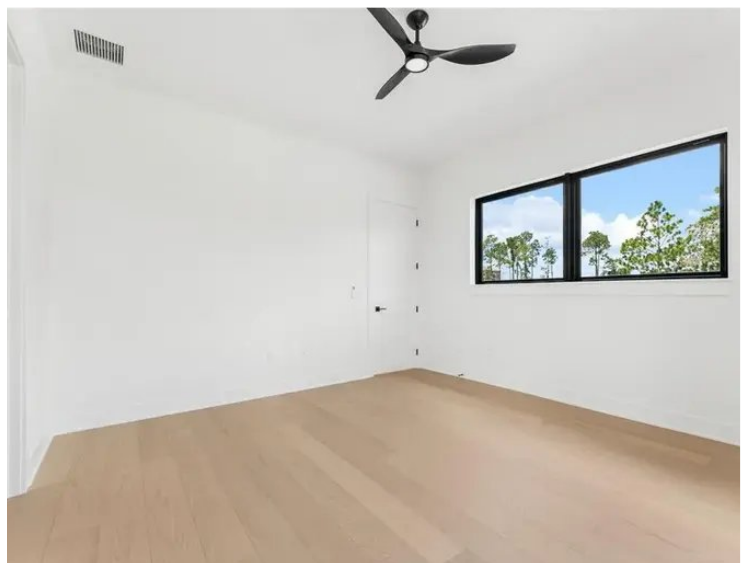
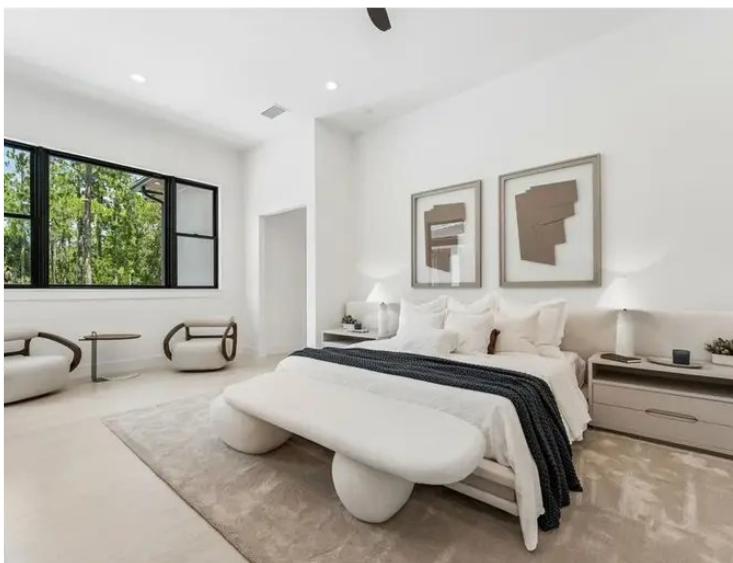
COMMUNITY

Gated · Clubhouse, Pool, Golf, Playground, Fitness Center

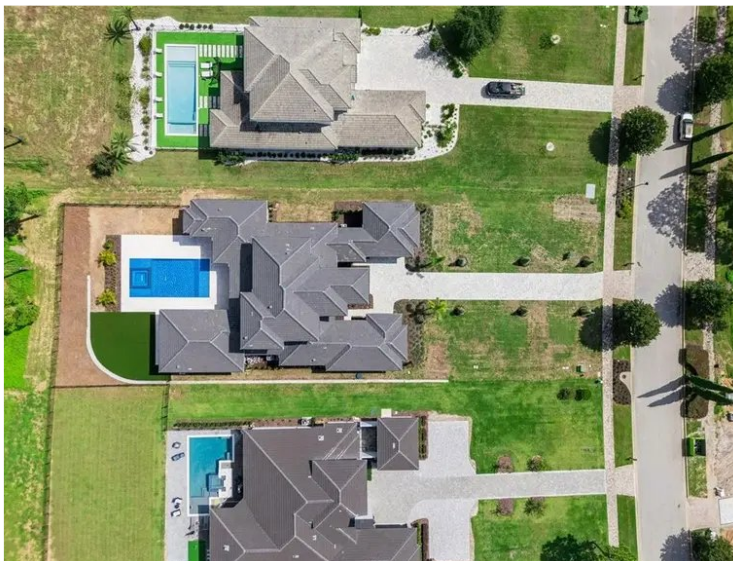
HOA COVERS

Maintenance Grounds, Internet, Cable TV, Security

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	2025
New construction	Yes	Faces	Southeast
Rooms	14	Building stories	2
Living area	5,517 sqft	Total building area	7,681 sqft
Levels	Two	Bedrooms	6
Bathrooms	6	Full bathrooms	5
Half bathrooms	1	Cooling	Central Air
Heating	Central, Electric	Lot size	1 acres
Water body	LAKE SIENA	Construction materials	Block, Stucco
Fencing	Other	Lot features	Near Golf Course, Level, Cleared, Landscaped
Roof	Tile, Concrete		

Accommodation & amenities

Appliances	Trash Compactor, Disposal, Tankless Water Heater, Dryer, Cooktop, Refrigerator, Range Hood, Freezer, Microwave, Washer, Dishwasher		
Flooring	Engineered Hardwood	Laundry	Inside, Laundry Room
Exterior features	Lighting, Rain Gutters, Outdoor Grill, Outdoor Kitchen	Patio and porch	Screened, Rear Porch, Covered
Pool features	Gunite, In Ground, Heated	Spa features	In Ground, Heated
View	Trees/Woods		

Parking & access

Open parking	Yes	Attached garage	Yes
Garage spaces	3	Covered spaces	3
Parking features	Garage Door Opener, Driveway, Garage Faces Side	Road frontage	Private Road
Road surface	Paved, Asphalt	Security features	Smoke Detector(s), Gated Community

Community & HOA

Primary association	RealManage / Derek Rubino	Primary association fee	\$1,230
Primary fee frequency	Quarterly	Land lease	No
Senior community	No		
Association amenities	Tennis Court(s), Clubhouse, Playground, Spa/Hot Tub, Fitness Center, Gated, Cable TV, Golf Course, Security, Pool, Basketball Court		
Association fee includes	Maintenance Grounds, Internet, Cable TV, Security		

Community features	Clubhouse, Pool, Golf, Playground, Fitness Center, Lake, Fishing, Tennis Court(s), Sidewalks, Restaurant
Pets allowed	Breed Restrictions, Dogs OK, Cats OK

Utilities & services

Utilities	Cable Available, Water Connected, Phone Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities
-----------	---

Price & sale history

Asking price reduced by \$100,000 (2.9%) since first listed.

Date	Event	Price	Change
Feb 21, 2026	Price reduced MLS #G5106408	\$3,292,955	-2.9% -\$100,000
Jan 23, 2026	Listed for sale MLS #G5106408	\$3,392,955	—

History may be incomplete.

Stellar MLS / IDX



The data relating to real estate displayed on this sell sheet comes in part from the Internet Data Exchange (IDX) Program of Stellar MLS. All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings may be subject to prior sale or removal from sale; availability should always be independently verified. Listing information is provided for consumers' personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.

Stellar (MFR) data last updated at October 8, 2026 at 4:01 AM EDT