



16001 Volterra Point

\$1,900,000

Single Family Residence · Bella Collina, FL 34756

4

beds

6

baths

3,207

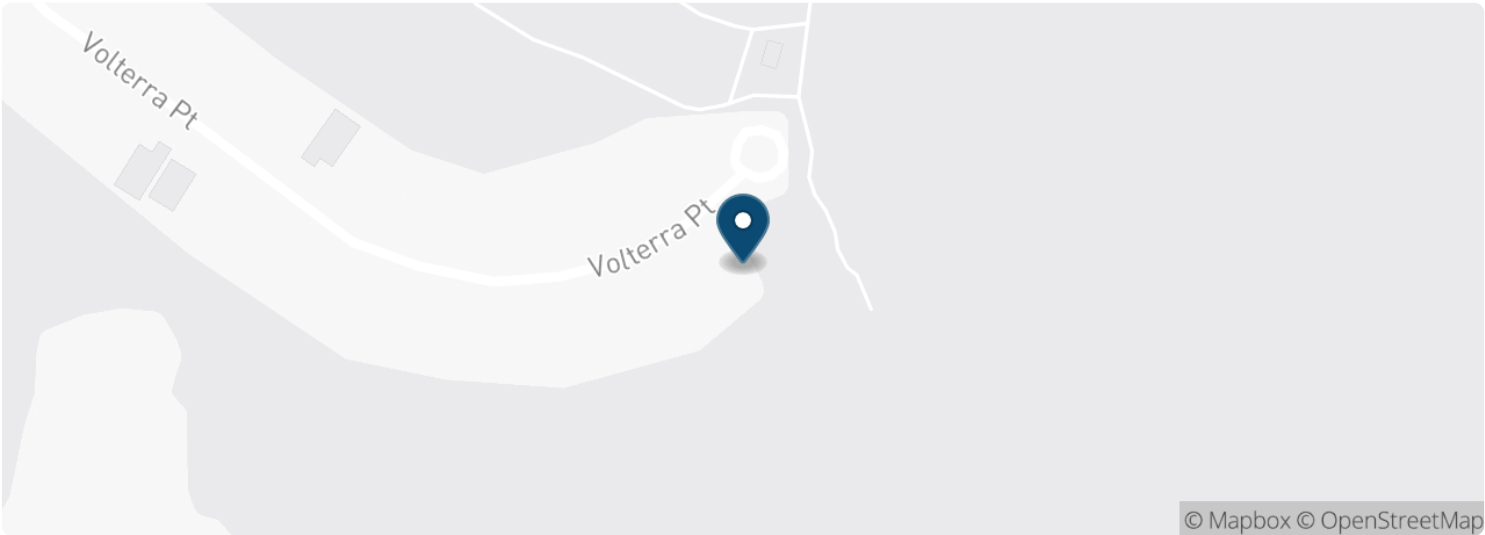
sqft

Private

pool & spa



Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2026	\$592	258 days	Jan 23, 2026	\$1,230 Quarterly	G5106784



Property overview

About this property

A truly rare offering on the Golf side of Bella Collina, this newly completed residence by Vogel Building Group is one of only a select few single-story homes in this coveted enclave. Set on a quiet cul-de-sac, the home enjoys added privacy with no neighboring home along the side of the front entry, creating a sense of openness seldom found on the Golf side. Architectural distinction begins at arrival with a side-entry design and an uncommon single, oversized garage door, a refined and modern departure from the traditional dual-door façades throughout the community. Inside, elevated craftsmanship defines the living spaces. Soaring ceilings with exposed wood beams crown the expansive great room, which flows effortlessly into the dining area and a showpiece kitchen. Designed for both performance and presence, the kitchen features Wolf and Sub-Zero appliances, a dramatic oversized island, custom cabinetry, and curated finishes that balance warmth and clean-lined design. A beautifully appointed butler-style laundry room enhances daily living with abundant cabinetry, washer and dryer, a utility sink, and generous workspace - ideal for both organization and entertaining support. The home features four bedrooms total, each with its own ensuite bath and walk-in closet, offering exceptional privacy and flexibility. One of the bedroom suites is currently styled as a home office, providing an ideal work-from-home environment while maintaining full guest or bedroom functionality. The private primary suite serves as a serene retreat, featuring volume ceilings, abundant natural light, and tranquil views. The spa-inspired primary bath includes dual vanities, a freestanding soaking tub, an expansive glass-enclosed shower with multiple shower heads, and refined finishes throughout. A custom walk-in closet completes the suite. In addition to the ensuite baths, the home includes a stylish interior powder room for guests, as well as a separate half bath conveniently located off the lanai, ideal for pool and outdoor entertaining. Outdoor living is equally impressive. Large sliders open to a covered lanai featuring a fully equipped outdoor kitchen, motorized screens, and a beautifully designed pool and spa - ideal for year-round enjoyment. The rear of the home faces southeast, capturing soft morning light and comfortable afternoon shade, while open views surround the property, enhancing privacy and connection to the natural landscape. Located within the guard-gated community of Bella Collina, residents enjoy access to a Nick Faldo–designed championship golf course, Har-Tru tennis courts, pickleball, a full-service spa and fitness center, multiple dining venues, and a vibrant social calendar. The developer will defer the \$40,000 Sports Membership deposit at closing, offering an added benefit to the buyer. Seller financing available. Single-story homes of this caliber on the Golf side are exceptionally rare. This move-in-ready Vogel residence offers architectural distinction, refined luxury, and a premier setting in one of Central Florida’s most exclusive private communities.

Key features

LEVELS
One
LOT
8,010 sqft
FACES
Northwest
PARKING
2-car garage, Driveway
OUTDOOR
Screened, Rear Porch, Covered
POOL
In Ground, Heated · Spa In Ground, Heated
VIEW
Golf Course
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	2026
New construction	Yes	Faces	Northwest
Rooms	9	Living area	3,207 sqft
Total building area	4,203 sqft	Levels	One
Bedrooms	4	Bathrooms	6
Full bathrooms	4	Half bathrooms	2
Cooling	Central Air	Heating	Central, Electric
Lot size	8,010 sqft	Water body	LAKE SIENA
Construction materials	Block, Stucco	Fencing	Other
Lot features	Level, Cleared, Landscaped, On Golf Course, Cul-De-Sac	Roof	Tile, Concrete

Accommodation & amenities			
Appliances	Disposal, Tankless Water Heater, Dryer, Cooktop, Wine Refrigerator, Convection Oven, Refrigerator, Range Hood, Freezer, Microwave, Range, Washer, Dishwasher		
Flooring	Engineered Hardwood	Laundry	Inside, Laundry Room
Exterior features	Rain Gutters, Outdoor Grill, Outdoor Kitchen	Patio and porch	Screened, Rear Porch, Covered
Pool features	In Ground, Heated	Spa features	In Ground, Heated
View	Golf Course		

Parking & access			
Open parking	Yes	Attached garage	Yes
Garage spaces	2	Covered spaces	2
Parking features	Garage Door Opener, Driveway	Road frontage	Private Road
Road surface	Paved, Asphalt	Security features	Smoke Detector(s), Gated Community, Security System

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 \$259,000 (12%) since first listed.

Date	Event	Price	Change
Aug 29, 2026	Price reduced MLS #G5106784	\$1,900,000	-12% -\$259,000
Jan 23, 2026	Listed for sale MLS #G5106784	\$2,159,000	—

History may be incomplete.

Stellar MLS / IDX



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