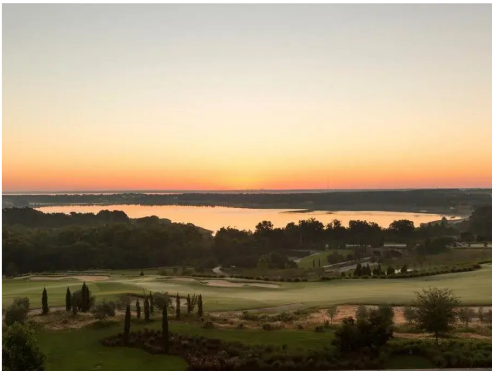




16123 Pendio Drive

\$3,997,500

Single Family Residence · Bella Collina, FL 34756

5

beds

7

baths

6,584

sqft

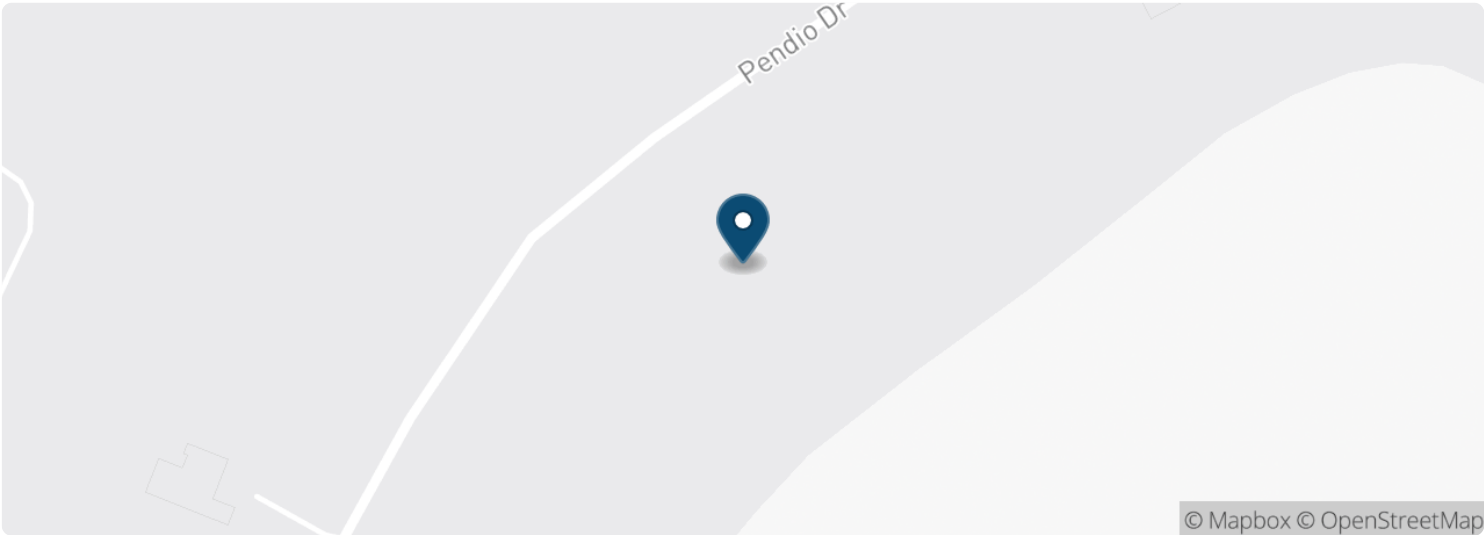
Private

pool & spa



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2026	\$607	202 days	Mar 20, 2026	\$1,230 Quarterly	G5109088



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Property overview

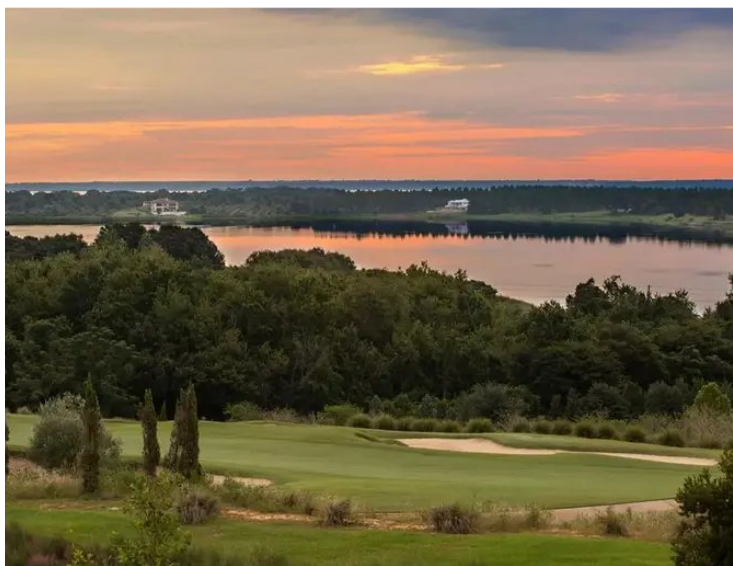
About this property

Under Construction. Introducing a stunning new construction opportunity in the guard-gated community of Bella Collina, located at 16123 Pendio Drive. This thoughtfully designed custom residence blends modern architecture with timeless finishes, offering an exceptional living experience in one of Central Florida’s premier private communities. Designed with both luxury and functionality in mind, the home features an open-concept floor plan with expansive living spaces, soaring ceilings, and seamless indoor-outdoor integration. High-impact windows and doors provide abundant natural light while enhancing energy efficiency and storm protection. The chef’s kitchen is equipped with premium appliances, including a Monogram 48” range, built-in refrigerator and freezer, double wall ovens, and a large quartz island with Calacatta Taj finishes—perfect for entertaining. Custom cabinetry, designer fixtures, and elevated materials continue throughout the home, including porcelain flooring, engineered hardwood, and spa-inspired bathrooms with luxury finishes and a freestanding soaking tub. The outdoor living space is designed for year-round enjoyment, featuring a resort-style pool and spa, summer kitchen with grill and beverage refrigerator, and ample covered lanai space for dining and relaxation. Additional highlights include a spacious garage, designer lighting package, curated interior selections, and a flexible second-floor layout ideal for guests or additional living space. Enjoy the Bella Collina lifestyle with access to a Nick Faldo-designed championship golf course, resort-style pool, fitness center with daily classes, tennis and pickleball courts, full-service spa, and multiple dining venues. Conveniently located just minutes from Montverde Academy and major highways, this home offers the perfect combination of luxury, privacy, and accessibility.

Key features

LEVELS
Two
LOT
.18 acres
FACES
Northwest
PARKING
4-car garage
OUTDOOR
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	2026
New construction	Yes	Faces	Northwest
Rooms	14	Building stories	2
Living area	6,584 sqft	Total building area	8,417 sqft
Levels	Two	Property condition	Under Construction
Bedrooms	5	Bathrooms	7
Full bathrooms	5	Half bathrooms	2
Cooling	Central Air	Heating	Central, Electric
Lot size	1.18 acres	Water body	LAKE SIENA
Construction materials	Block, Stucco	Fencing	Other
Lot features	Near Golf Course, Private	Roof	Tile, Concrete

Accommodation & amenities

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

Parking & access

Attached garage	Yes	Garage spaces	4
Covered spaces	4	Parking features	Garage Door Opener, 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

Date	Event	Price	Change
Mar 20, 2026	Listed for sale MLS #G5109088	\$3,997,500	—
Dec 26, 2024	Listed for sale MLS #J984190	\$499,000	—
Dec 20, 2024	Sold MLS #J984190	\$499,000	—
Nov 29, 2010	Sold MLS #O4969448	\$8,700	—
Jul 21, 2010	Price reduced MLS #O4969448	\$58,900	-46.4% -\$51,000
Mar 16, 2010	Listed for sale MLS #O4969448	\$109,900	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 8, 2026 at 12:01 AM EDT