



16111 Volterra Point

\$1,405,000

Single Family Residence · Montverde, FL 34756

6

beds

6

baths

3,433

sqft

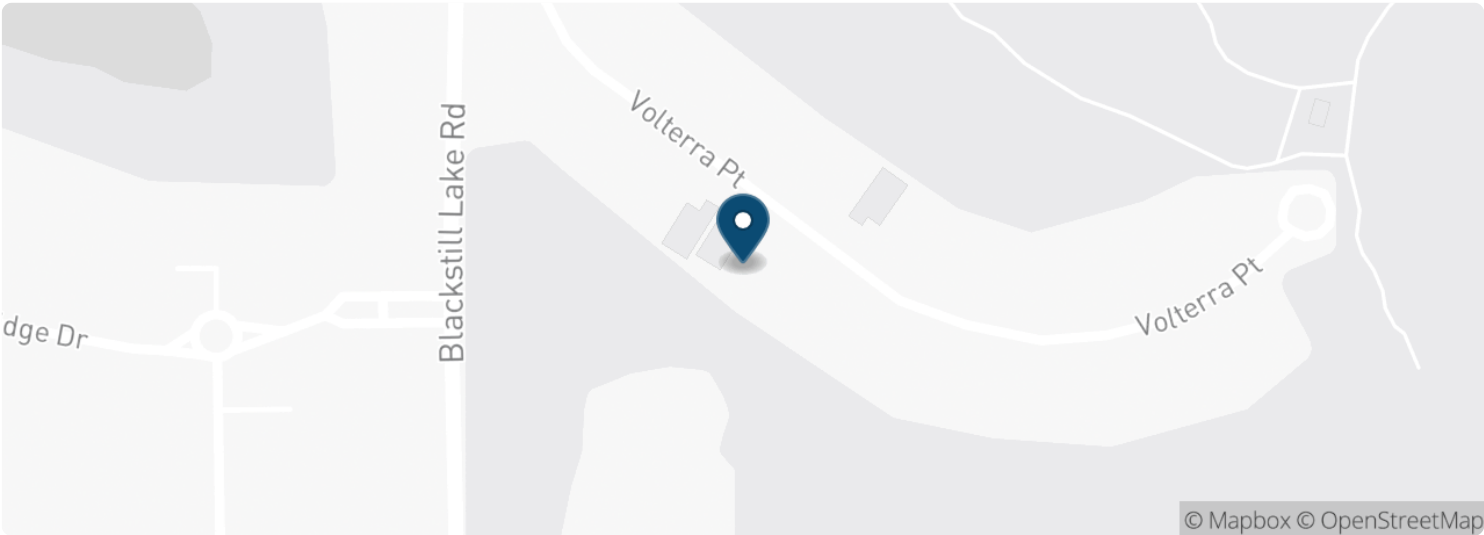
Private

pool & spa



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2023	\$409	76 days	Jul 24, 2026	\$1,230 Quarterly	G5115192



Property overview

About this property

Set on a private, beautifully landscaped homesite within Bella Collina, this extensively upgraded Dream Finders Rosewood residence blends refined interiors, generous living spaces, and resort-inspired outdoor living. Spanning more than 3,400 square feet, the two-story design features five bedrooms, five-and-one-half baths, an expansive game room, and a versatile layout created for both elegant entertaining and relaxed everyday living. Engineered laminate flooring flows throughout the residence, complemented by porcelain tile in the wet areas. Just beyond the entry, the formal dining room or flex space makes an immediate impression with custom built-ins and an architectural decorative ceiling. Crown molding enriches the main living areas, primary suite, and game room, while custom wainscoting, shiplap accents, designer lighting, and thoughtfully selected finishes add depth and character throughout the home. The open-concept great room connects effortlessly to the gourmet kitchen and café area. The kitchen is appointed with KitchenAid appliances, built-in double ovens, a wine refrigerator, abundant cabinetry, and generous preparation and gathering space. Integrated overhead audio extends through the downstairs living area, creating an inviting atmosphere for entertaining. A private first-floor bedroom with an en suite bath offers an ideal retreat for guests or multigenerational living. Upstairs, the spacious primary suite features a luxurious bath, an oversized walk-in closet, and integrated audio. Three additional bedrooms provide comfortable accommodations, while the oversized game room includes its own full bath, walk-in closet, crown molding, and overhead speakers. This flexible space may also serve as an additional guest suite, media room, or private recreation lounge. Multiple storage areas throughout the residence provide exceptional functionality. Outdoor living extends across the full width of the home with an impressive 40-by-10-foot covered lanai. Designed as a true extension of the interior, the lanai features a tongue-and-groove ceiling, retractable screens, custom wood-slat privacy panels at each end, integrated audio, and water and gas stub-outs for a future summer kitchen. The private backyard is anchored by a sparkling pool and spa with a tanning ledge, complemented by a personal putting green and lush landscaping. Additional highlights include a two-and-one-half-car tandem garage with a dedicated golf-cart charging outlet. Residents of Bella Collina enjoy an exceptional private-club lifestyle with championship golf, clubhouse dining, spa and fitness facilities, tennis, pickleball, resort-style recreation, and a setting defined by rolling hills and timeless architecture. The developer will defer the \$40,000 Sports Membership deposit at closing.

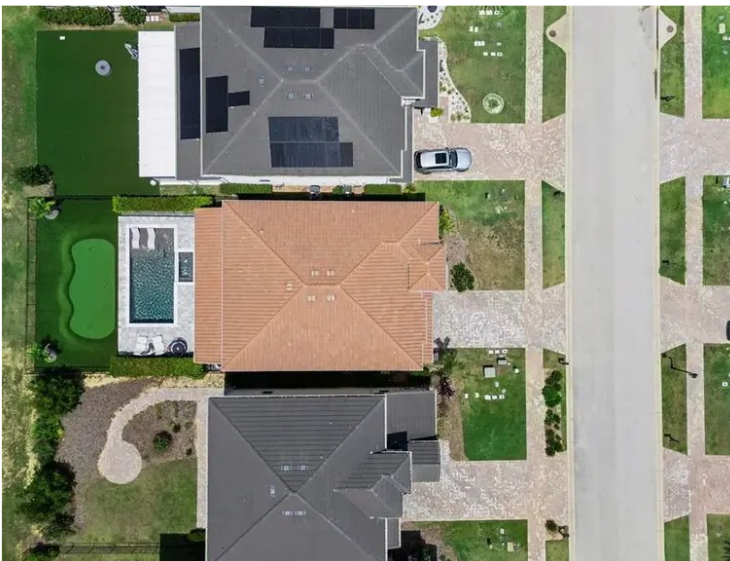
Key features

LEVELS
Two
LOT
7,031 sqft
FACES
Northeast
PARKING
2-car garage, Tandem, Oversized
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

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	2023
Faces	Northeast	Rooms	11
Building stories	2	Living area	3,433 sqft
Total building area	4,424 sqft	Architectural style	Traditional
Levels	Two	Bedrooms	6
Bathrooms	6	Full bathrooms	5
Half bathrooms	1	Cooling	Central Air
Heating	Central, Electric	Lot size	7,031 sqft
Water body	LAKE SIENA	Construction materials	Block, Stucco
Fencing	Other	Lot features	Near Golf Course, Level, Landscaped, Private
Roof	Tile, Concrete		

Accommodation & amenities

Appliances	Disposal, Tankless Water Heater, Cooktop, Wine Refrigerator, Refrigerator, Range Hood, Freezer, Microwave, Dishwasher		
Flooring	Laminate	Laundry	Inside, Laundry Room, Upper Level
Exterior features	Rain Gutters	Patio and porch	Screened, Rear Porch, Covered
Pool features	Gunite, In Ground, Heated	Spa features	In Ground, Heated
View	Trees/Woods		

Parking & access

Attached garage	Yes	Garage spaces	2
Covered spaces	2	Parking features	Tandem, Oversized, Garage Door Opener
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		
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
Jul 24, 2026	Listed for sale MLS #G5115192	\$1,405,000	—
Nov 9, 2023	Sold MLS #G5064795	\$800,591	—
Feb 16, 2023	Price reduced MLS #G5064795	\$813,970	-7.4% -\$65,441
Feb 2, 2023	Listed for sale MLS #G5064795	\$879,411	—

History may be incomplete.

Stellar MLS / IDX



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