



16217 Pendio Drive

\$3,995,000

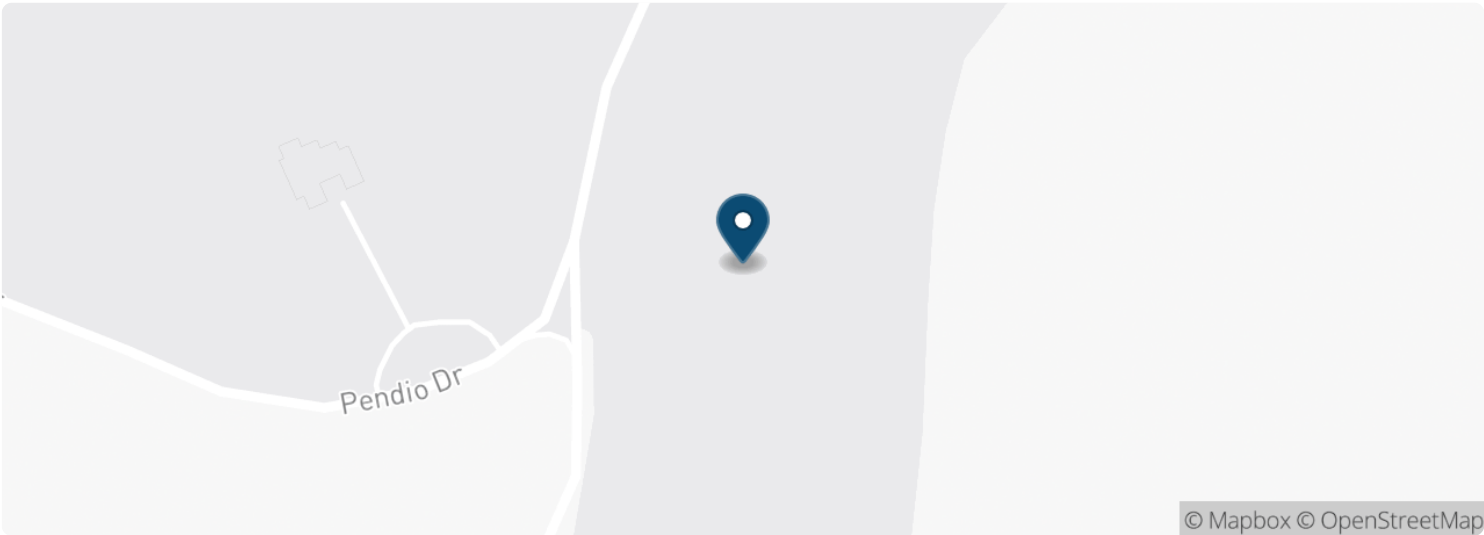
Single Family Residence · Montverde, FL 34756

5 beds | 5 baths | 5,060 sqft | Private pool & spa



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Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2026	\$790	51 days	Aug 18, 2026	\$1,230 Quarterly	G5115828



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Property overview

About this property

Under Construction. Under construction by Florida Grand Developments, this custom residence at 16217 Pendio Drive makes an immediate impression from the moment you step inside. Soaring ceilings and expansive sliding glass doors create a dramatic sightline through the main living space, drawing your eye directly outdoors to the beautiful water view beyond. Set on approximately 1.24 acres, the single-story residence offers 5,060 square feet under air and more than 7,300 square feet under roof, with five bedrooms, expansive entertaining spaces and two separate two-car garages. The open-concept great room is anchored by a dramatic fireplace clad in large-format porcelain and flows effortlessly into the dining area and beautifully appointed kitchen. Warm wood tones, natural stone surfaces and aged brass accents establish a refined yet inviting aesthetic, while a dedicated scullery provides additional prep space and storage. The thoughtfully curated transitional palette continues throughout the home, blending warm woods, natural stone, warm metallic accents and matte black elements for a cohesive custom look. Designed for both entertaining and everyday living, the floor plan includes a glass-enclosed wine cellar, bar and lounge, along with a spacious club room and separate flex room. Dramatic ceiling heights reach more than 19 feet in select spaces, adding to the sense of scale and openness throughout the home. The primary suite offers a private retreat with a spa-inspired bath featuring a freestanding soaking tub, oversized shower, dual vanities with natural stone surfaces and polished nickel fixtures. Secondary baths feature individually curated combinations of large-format porcelain, dimensional tile, stone-inspired finishes and designer lighting, carrying the home's elevated design aesthetic throughout. Nearly 950 square feet of covered outdoor living extends the home beyond the interior and provides an exceptional setting for enjoying the water view. The resort-inspired outdoor space features a 15' x 33'6" pool, raised 7' x 7' spa with spillway, tanning step with bubblers and generous paver decking, creating a seamless setting for entertaining or relaxing outdoors. Located within the guard-gated community of Bella Collina, residents enjoy access to the Club at Bella Collina, an 18-hole Sir Nick Faldo-designed golf course, multiple dining venues, spa and fitness facilities, tennis and pickleball courts, resort-style pool and a year-round calendar of member events. Set among the rolling hills and lakes of Central Florida, Bella Collina offers a distinctive lifestyle just west of Orlando, with convenient access to area attractions, shopping, dining and major roadways. Developer will defer the \$40,000 Sports Membership Deposit at closing. Schedule your private tour and discover this exceptional new residence and the unparalleled lifestyle of Bella Collina.

Key features

LEVELS

One

LOT

.24 acres

FACES

West

PARKING

4-car garage

OUTDOOR

Screened, Rear Porch, Covered

POOL

In Ground · Spa In Ground, Heated

VIEW

Water, 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	West
Rooms	12	Living area	5,060 sqft
Total building area	7,351 sqft	Levels	One
Property condition	Under Construction	Bedrooms	5
Bathrooms	5	Full bathrooms	4
Half bathrooms	1	Fireplace	Yes
Cooling	Central Air	Fireplace features	Ventless, Gas, Family Room
Heating	Central, Electric	Lot size	1.24 acres
Water body	LAKE AOPKA	Construction materials	Block, Stucco
Fencing	Other	Lot features	Near Golf Course, Landscaped
Roof	Tile, Concrete		

Accommodation & amenities

Appliances	Disposal, Bar Fridge, Tankless Water Heater, Dryer, Cooktop, Gas Water Heater, Wine Refrigerator, Convection Oven, Refrigerator, Range Hood, Freezer, Microwave, Washer, Dishwasher		
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
Spa features	In Ground, Heated	View	Water, 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, 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, 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
Aug 18, 2026	Listed for sale MLS #G5115828	\$3,995,000	—
Oct 20, 2024	Listed for sale MLS #J981844	\$499,000	—
Oct 16, 2024	Sold MLS #J981844	\$499,000	—

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