



16317 Pendio Drive

\$6,200,000

Single Family Residence · Bella Collina, FL 34756

7

beds

8

baths

7,817

sqft

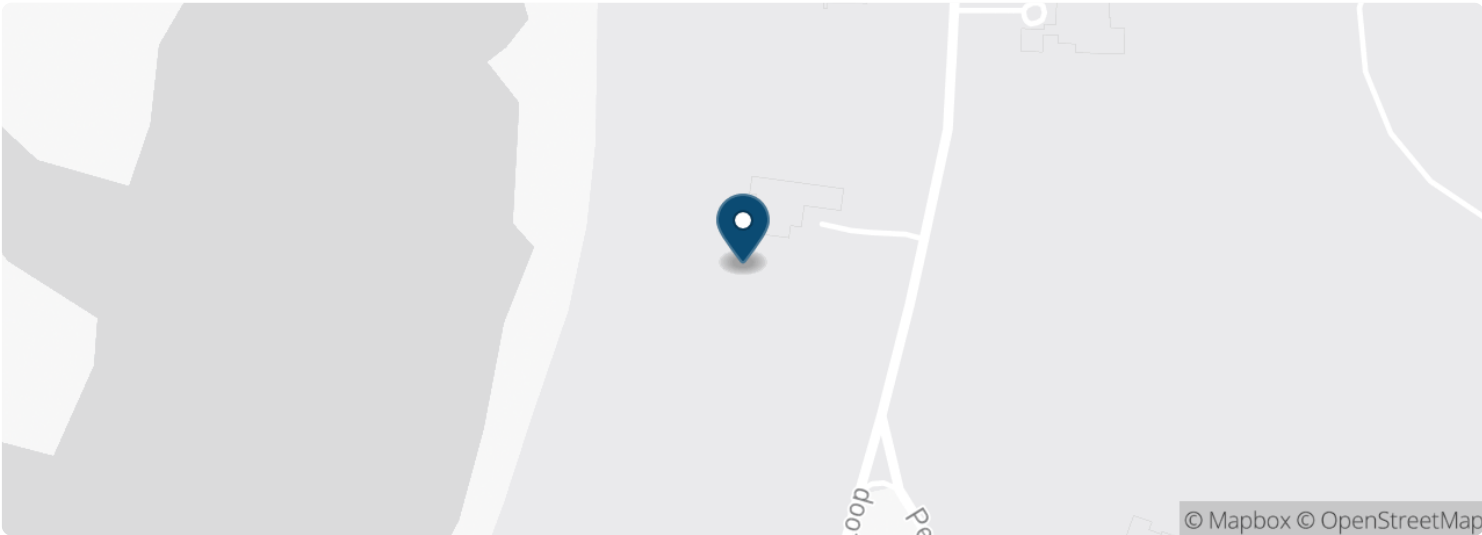
Private

pool & spa



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Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2027	\$793	47 days	Aug 22, 2026	\$1,230 Quarterly	G5116765



Property overview

About this property

Pre-Construction. To be built. Set within the exclusive guard-gated enclave of Bella Collina, this newly constructed contemporary estate is a study in modern elegance — nearly 7,900 square feet of impeccably designed living space where clean architectural lines, natural stone, and walls of glass come together in seamless harmony. From the moment you arrive, the home makes its statement: a sweeping circular paver motor court, sculptural palms, and dramatic landscape uplighting frame a two-story façade of stacked stone and floor-to-ceiling windows that glow like a lantern at dusk. Step through the grand entry into a light-filled great room where soaring double-height ceilings and expansive glass frame uninterrupted views and flood the interiors with natural light. The living spaces flow effortlessly from one to the next — a testament to thoughtful design built for both grand-scale entertaining and everyday comfort. At the heart of the home, a gourmet chef's kitchen is appointed with a full butler's pantry, an oversized island, and a temperature-controlled wine room, while a dedicated summer kitchen extends the experience outdoors, blurring the boundary between inside and out. The main level offers a refined balance of function and luxury: a private office ideal for those who work from home, an elegant lounge for quiet evenings, a stylish powder room for guests, and a spacious main-floor guest suite with its own ensuite bath and walk-in closet. A dedicated fitness suite — complete with wet bar, full bath, and walk-in closet — provides remarkable flexibility, easily serving as a seventh bedroom, wellness retreat, or private in-law quarters. Ascend to the second level, where five generously scaled bedroom suites each enjoy a private ensuite bath and walk-in closet — a rare offering that ensures comfort and privacy for family and guests alike. The crown jewel is the primary retreat: a serene sanctuary featuring a private balcony, dual walk-in closets, two separate water closets, a freestanding soaking tub, and an oversized spa-inspired shower — a true escape at the end of each day. An open loft overlooking the level below adds an inviting flexible space for reading, gathering, or relaxed lounging. Outdoor living reaches its full expression here. A generous covered lanai opens onto a resort-style pool and spa, framed by manicured landscaping and tranquil water views — an entertainer's dream and a private oasis in one. Two separate two-car garages provide space for four vehicles plus storage, while the tile roof, stone-and-stucco exterior, and premium finishes throughout speak to the quality and craftsmanship found in every corner of this exceptional residence. Beyond the gates, Bella Collina offers a lifestyle few communities can rival — an award-winning Sir Nick Faldo-designed championship golf course, world-class clubhouse dining, resort amenities, and rolling hillside vistas reminiscent of Tuscany, all just minutes from Orlando's finest shopping, dining, and attractions. This is more than a home; it is a rare opportunity to own a masterwork of modern luxury in one of Central Florida's most coveted addresses. Developer will defer the \$40,000 Sports Membership Deposit at Closing.

Key features

LEVELS
Two
LOT
1 acres
FACES
East
PARKING
4-car garage
OUTDOOR
Screened, Rear Porch, Covered
POOL
In Ground, Heated · Spa In Ground, Heated
VIEW
Water
COMMUNITY
Gated · Clubhouse, Pool, Golf, Playground, Fitness Center
HOA COVERS
Maintenance Grounds, Internet, Cable TV, Security

Property gallery



Property & ownership details

Home			
Property type	Single Family Residence	Year built	2027
New construction	Yes	Faces	East
Rooms	15	Living area	7,817 sqft
Total building area	10,346 sqft	Levels	Two
Bedrooms	7	Bathrooms	8
Full bathrooms	7	Half bathrooms	1
Fireplace	Yes	Cooling	Central Air
Fireplace features	Living Room, Gas	Heating	Central, Electric
Lot size	1 acres	Water body	LAKE APOPKA
Construction materials	Block, Stucco	Fencing	Other
Lot features	Near Golf Course, Landscaped	Roof	Tile, Concrete
Waterfront	Lake Front		

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		
Flooring	Engineered Hardwood	Laundry	Inside, Laundry Room
Exterior features	Lighting, Fire Pit, Rain Gutters, Outdoor Grill, Outdoor Shower, Outdoor Kitchen	Patio and porch	Screened, Rear Porch, Covered
Pool features	Gunitite, In Ground, Heated	Spa features	In Ground, Heated
View	Water		

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, 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 22, 2026	Listed for sale MLS #G5116765	\$6,200,000	—
Jul 16, 2025	Listed for sale MLS #J991138	\$1,050,000	—
Jul 15, 2025	Sold MLS #J991138	\$1,050,000	—

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