



15934 Pendio Drive

\$4,250,000

Single Family Residence · Montverde, FL 34756

5

beds

6

baths

5,879

sqft

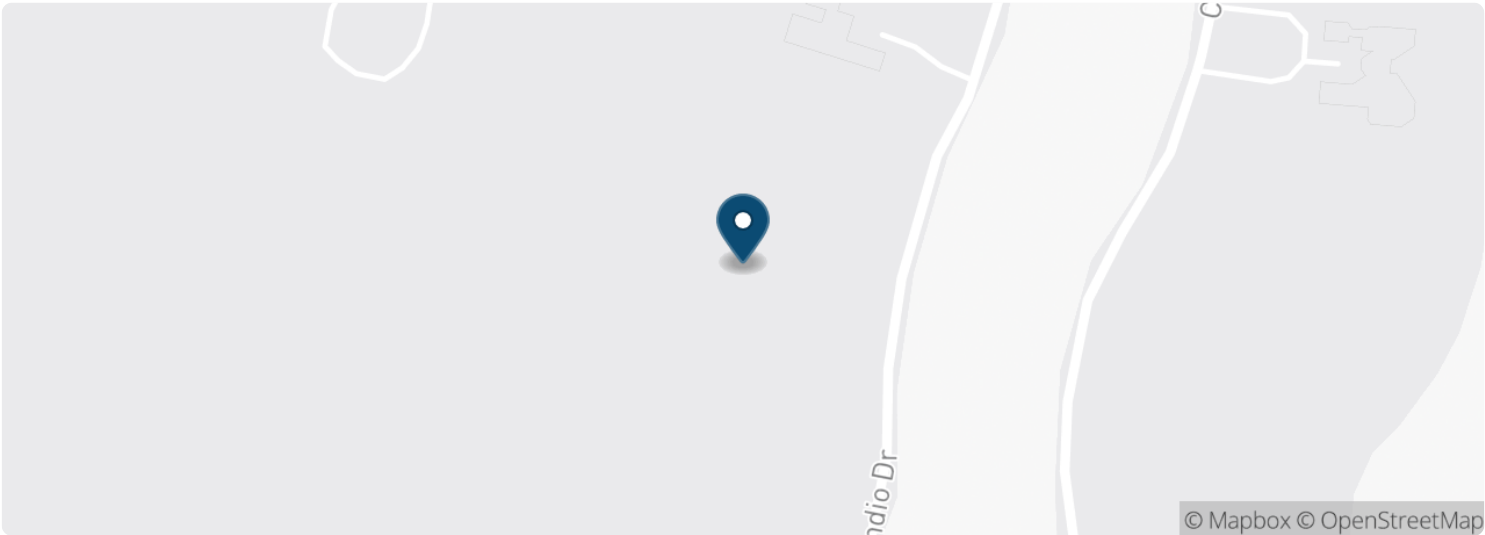
Private

pool & spa



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|            |                |                |              |                   |          |
|------------|----------------|----------------|--------------|-------------------|----------|
| Year built | Price per sqft | Days on market | Listed       | HOA               | MLS #    |
| 2027       | \$723          | 47 days        | Aug 22, 2026 | \$1,230 Quarterly | G5116776 |



# Property overview

## About this property

Under Construction. Introducing **Villa Serena by Bold Signature Homes**, an extraordinary new construction residence at **15934 Pendio Drive** in Bella Collina. Set on an expansive one-acre estate homesite, this striking single-story residence blends dramatic architectural scale, exceptional finishes and resort-inspired indoor-outdoor living. Offering approximately **5,879 square feet under air and 8,067 total square feet**, Villa Serena features five bedrooms, five-and-one-half baths, private office, flex spaces, dedicated gym and four-car garage configuration. A dramatic **24-foot-tall entry surround with custom 12-foot-wide glass entry assembly** sets the tone, opening to a soaring foyer and expansive great room with **20-foot ceilings**, custom fireplace and 10-foot pocketing glass doors connecting the interior to the covered lanai. The chef's kitchen showcases an impressive island, custom cabinetry, quartz surfaces and a premium **Wolf/Sub-Zero or Thermador appliance package**, complemented by a fully equipped butler's kitchen and pantry. The private primary retreat features **12-foot ceilings**, architectural lighting, sitting area with wet coffee bar and built-in refrigeration, plus a custom walk-in closet with glass-front doors, LED lighting, center island and integrated washer/dryer. The spa-inspired bath offers a freestanding soaking tub, oversized glass shower, dual waterfall showerheads and body sprays. Private guest accommodations include en-suite bedrooms and walk-in closets, while additional lifestyle spaces include a **private-entry office, dedicated gym, flex/media space and illuminated wine/lounge display gallery**. Engineered hardwood flooring, porcelain stoneware, Level 5 wall finishes, custom cabinetry, Marvin windows, designer lighting and extensive smart-home infrastructure elevate the residence throughout. Designed as a true extension of the interiors, the expansive covered lanai features **12-foot ceilings, motorized screening and natural stone flooring**. A complete summer kitchen with professional-grade gas grill, refrigeration, dual sinks and waterfall-edge island overlooks the **gas-heated saltwater pool with sun shelf and integrated spa**, creating an exceptional setting for year-round entertaining. Located within the guard-gated community of **Bella Collina**, residents enjoy a distinctive lifestyle surrounded by rolling hills and lakes, along with access to the Club at Bella Collina's exceptional amenities. Homeowners also enjoy access to the community boat launch and fishing pier on Lake Siena. **Developer will defer the \$40,000 Sports Membership Deposit to the subsequent purchaser.** Currently under construction with anticipated completion in **Q1 2027**, Villa Serena presents a rare opportunity to own an exceptional new Bold Signature Homes residence where architecture, privacy and resort-style living come together beautifully.

### Key features

|                                                           |
|-----------------------------------------------------------|
| LEVELS                                                    |
| One                                                       |
| LOT                                                       |
| .37 acres                                                 |
| FACES                                                     |
| East                                                      |
| PARKING                                                   |
| 4-car garage                                              |
| 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, Security         |

## Property gallery



# Property & ownership details

| Home                |                         |                        |                                     |
|---------------------|-------------------------|------------------------|-------------------------------------|
| Property type       | Single Family Residence | Year built             | 2027                                |
| New construction    | Yes                     | Faces                  | East                                |
| Rooms               | 11                      | Living area            | 5,879 sqft                          |
| Total building area | 8,067 sqft              | Levels                 | One                                 |
| Property condition  | Under Construction      | Bedrooms               | 5                                   |
| Bathrooms           | 6                       | Full bathrooms         | 5                                   |
| Half bathrooms      | 1                       | Fireplace              | Yes                                 |
| Cooling             | Central Air             | Fireplace features     | Living Room, Gas                    |
| Heating             | Central, Electric       | Lot size               | 1.37 acres                          |
| Water body          | LAKE SIENA              | Construction materials | Block, Stucco                       |
| Fencing             | Other                   | Lot features           | Near Golf Course, Level, 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 |                 |                               |
| Flooring                  | Engineered Hardwood                                                                                                                                                                 | Laundry         | Inside, Laundry Room          |
| Exterior features         | Lighting, 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                      | 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 22, 2026 | Listed for sale<br>MLS #G5116776 | \$4,250,000 | —      |
| Oct 15, 2025 | Listed for sale<br>MLS #J994071  | \$700,000   | —      |
| Oct 15, 2025 | Sold<br>MLS #J994071             | \$700,000   | —      |

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