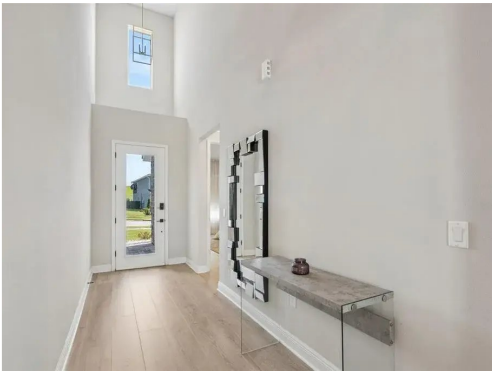




16139 Volterra Point

\$965,000

Single Family Residence · Montverde, FL 34756

5

beds

4

baths

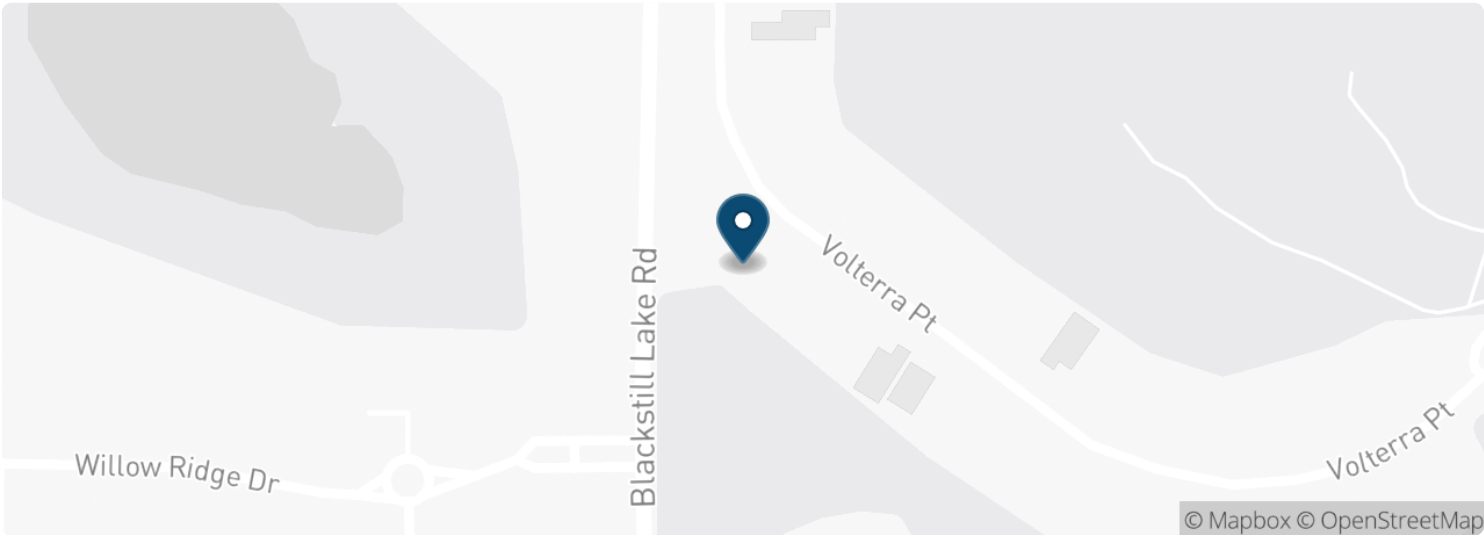
2,960

sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2024	\$326	33 days	Sep 5, 2026	\$1,230 Quarterly	G5117441



Property overview

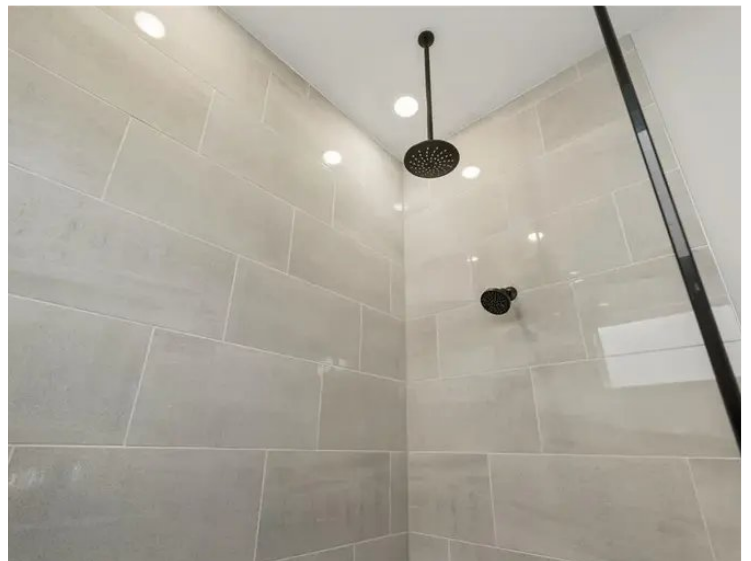
About this property

Welcome to modern living in the guard-gated community of Bella Collina. Built in 2024, this beautifully upgraded Dream Finders CAPTIVA plan offers 2,960 square feet, five bedrooms and a MAIN-FLOOR OWNER’S SUITE on a private 50-foot homesite with GREENSPACE BEHIND and NO REAR NEIGHBOR. The thoughtfully selected DEN OPTION, paired with a FULL HALL BATH, provides flexibility for a home office, guest room or additional living space. A dramatic TWO-STORY FOYER introduces the bright, open interior, where porcelain tile flooring, a wrought-iron staircase with wood tread caps and a custom living room FEATURE WALL add distinctive style. The chef’s kitchen is designed for entertaining with a large TWO-TONE ISLAND featuring contrasting cabinetry, quartz countertops and generous bar seating, complemented by a full-height designer mosaic backsplash, built-in wall oven and GAS COOKTOP. Privately positioned on the main level, the owner’s suite features a spacious walk-in closet and a spa-inspired bath with a generous shower offering both a traditional showerhead and RAIN SHOWERHEAD. Upstairs, luxury vinyl plank flooring complements the secondary bedrooms and versatile gathering spaces. Motorized shades in most rooms provide added comfort and convenience. Enjoy Florida living from the covered PAVER LANAI, complete with RETRACTABLE SCREENS and a CUSTOM SUMMER KITCHEN. Beyond the lanai, an extended paver patio provides additional space for a firepit, outdoor seating or recreation area, all framed by peaceful greenspace with no home directly behind you. Additional upgrades include an OWNED WHOLE-HOME WATER FILTRATION SYSTEM, gutters, tile roof, Whirlpool appliance and laundry package, a garage WIRED FOR AN EV CHARGER, storage racks and an epoxy-coated garage floor. Bella Collina offers an exceptional lifestyle centered around its iconic hilltop clubhouse, with championship golf, multiple dining venues, a full-service spa, fitness center, resort-style pool, tennis, pickleball and year-round social and culinary events. Conveniently located near Montverde Academy and within easy reach of shopping, dining and major roadways, the community offers a private retreat with access to everything available in Central Florida. The developer will DEFER THE \$40,000 SPORTS MEMBERSHIP DEPOSIT at closing, providing an exceptional opportunity to enjoy the Bella Collina lifestyle.

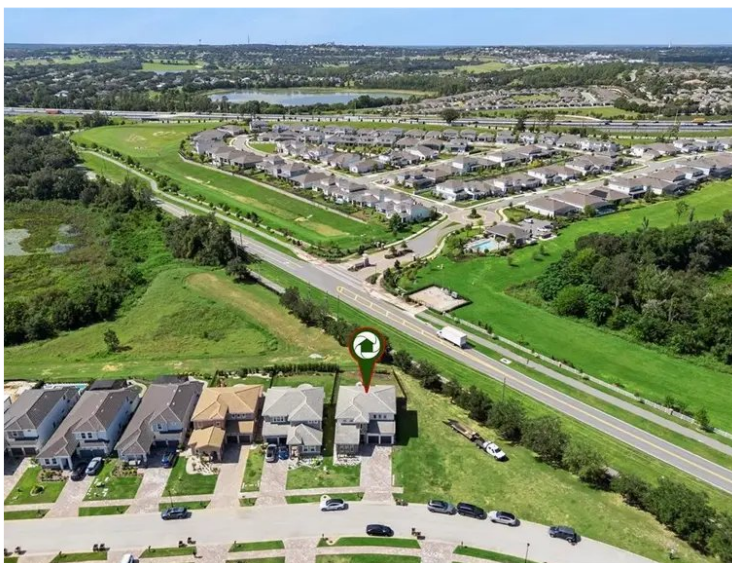
Key features

LEVELS
Two
LOT
8,490 sqft
FACES
Northeast
PARKING
2-car garage, Electric Vehicle Charging Station(s)
OUTDOOR
Screened, Rear Porch, Covered
VIEW
Park/Greenbelt
COMMUNITY
Gated · Clubhouse, Pool, Golf, Playground, Fitness Center
HOA COVERS
Maintenance Grounds, Internet, Cable TV, Security
PETS
Breed Restrictions, Dogs OK, Cats OK

Property gallery



Property gallery



Property & ownership details

Home			
Property type	Single Family Residence	Year built	2024
Faces	Northeast	Rooms	10
Building stories	2	Living area	2,960 sqft
Total building area	3,512 sqft	Levels	Two
Bedrooms	5	Bathrooms	4
Full bathrooms	4	Cooling	Central Air
Heating	Central, Electric	Lot size	8,490 sqft
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, Convection Oven, Refrigerator, Range Hood, Freezer, Microwave, Washer, Dishwasher		
Flooring	Luxury Vinyl	Laundry	Laundry Room, Upper Level
Exterior features	Rain Gutters, Outdoor Grill, Outdoor Kitchen	Patio and porch	Screened, Rear Porch, Covered
View	Park/Greenbelt	Window features	Window Treatments

Parking & access			
Attached garage	Yes	Garage spaces	2
Covered spaces	2	Parking features	Electric Vehicle Charging Station(s), 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, 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			
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Utilities	Cable Available, Water Connected, Phone Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities
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Price & sale history

Date	Event	Price	Change
Sep 5, 2026	Listed for sale MLS #G5117441	\$965,000	—
Aug 23, 2024	Sold MLS #G5069488	\$872,470	—
May 15, 2024	Price reduced MLS #G5069488	\$872,470	-2.9% -\$26,328
Jun 1, 2023	Listed for sale MLS #G5069488	\$898,798	—

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