



16009 Volterra Point

\$1,299,000

Single Family Residence · Montverde, FL 34756

6

beds

6

baths

3,739

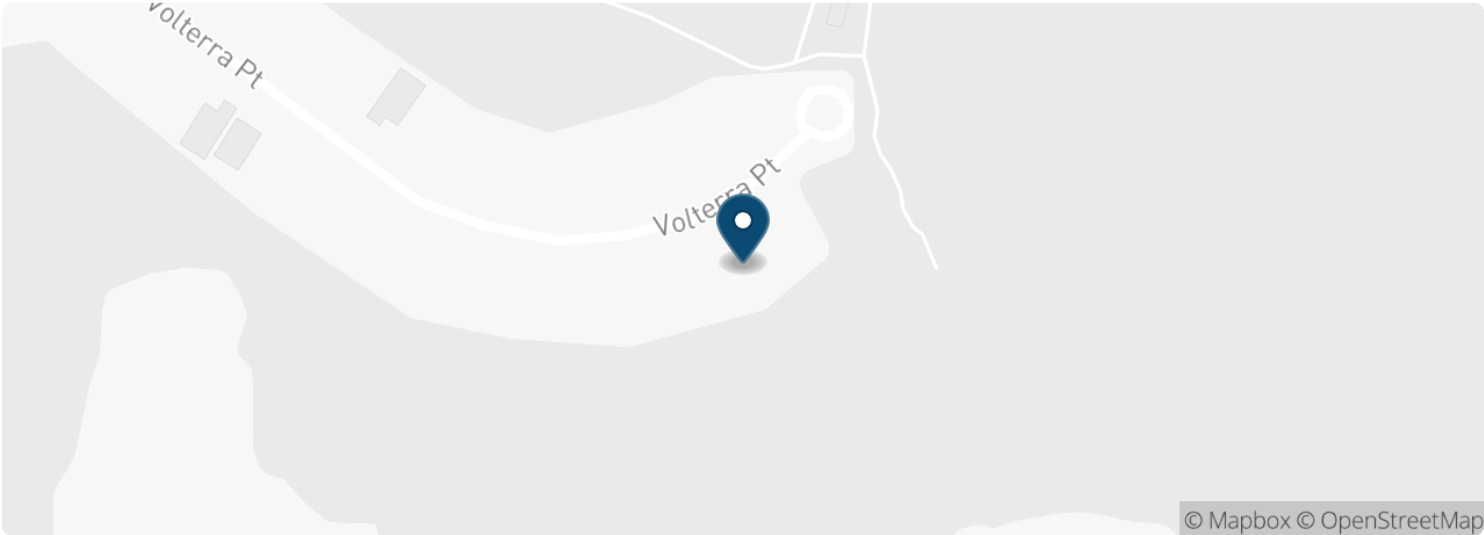
sqft

Private

pool & spa



Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2023	\$347	28 days	Sep 10, 2026	\$1,230 Quarterly	O6440894



Property overview

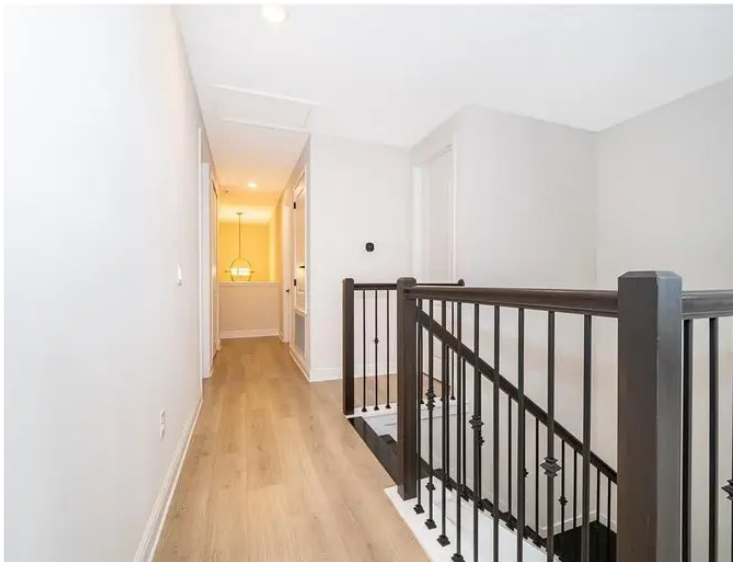
About this property

Welcome to 16009 Volterra Point, a beautifully appointed 2023 residence offering approximately 3,739 square feet, six bedrooms, five full bathrooms, one half bathroom, and an oversized two-car garage. Set on an elevated homesite at the end of a quiet street within the well-know guard-gated community of Bella Collina, this exceptional property combines privacy, open views, thoughtful upgrades, and effortless indoor-outdoor living. Designed for year-round enjoyment and entertaining, the resort-inspired backyard features a custom heated pool and spa, private putting green, artificial turf, mature Podocarpus privacy hedges, upgraded landscaping, and extensive stone pavers. The covered lanai is enhanced by motorized retractable screens and a fully equipped custom summer kitchen featuring an oversized grill, refrigerator, extended granite countertops, tile backsplash, and decorative stone finishes. An outdoor projector with retractable screen and integrated patio sound system completes this impressive entertainment space. The bright, open-concept interior has been thoughtfully enhanced with a custom built-in TV wall, in-ceiling sound system, custom cabinetry, custom drapery, a fitted bedroom closet, and an upgraded laundry room. Additional improvements include a whole-house water filtration and softener system, gas tankless water heater, and rain gutters. From the interior finishes to the professionally improved landscaping and outdoor living spaces, much of the work has already been completed, making this home truly move-in ready. Beyond the residence, Bella Collina offers an extraordinary private-club lifestyle surrounded by rolling hills and scenic Central Florida landscapes. Residents can enjoy the renowned Nick Faldo-designed 18-hole championship golf course, resort-style pool, fitness center, tennis, pickle-ball and basketball courts, spa services, clubhouse dining, and an impressive calendar of culinary experiences, wine events, social gatherings, and activities throughout the year. Offering the perfect combination of luxury, privacy, recreation, and resort-style amenities, 16009 Volterra Point presents an exceptional opportunity to enjoy the distinctive Bella Collina lifestyle from the moment you arrive.

Key features

LEVELS
Two
LOT
8,007 sqft
FACES
North
PARKING
2-car garage
POOL
In Ground, Heated · Spa In Ground
VIEW
Trees/Woods
COMMUNITY
Gated · Clubhouse, Golf, Playground, Fitness Center, Tennis Court(s)
HOA COVERS
Maintenance Grounds, Internet, Cable TV, Security
PETS
Dogs OK, Cats OK

Property gallery



Property gallery



Property & ownership details

Home

Property type	Single Family Residence	Year built	2023
Faces	North	Rooms	3
Living area	3,739 sqft	Total building area	4,383 sqft
Levels	Two	Bedrooms	6
Bathrooms	6	Full bathrooms	5
Half bathrooms	1	Cooling	Central Air
Heating	Central, Electric	Lot size	8,007 sqft
Construction materials	Block	Roof	Tile

Accommodation & amenities

Appliances	Disposal, Bar Fridge, Dryer, Cooktop, Gas Water Heater, Convection Oven, Refrigerator, Microwave, Range, Washer, Dishwasher		
Flooring	Laminate, Tile	Laundry	Laundry Room
Exterior features	Lighting, Rain Gutters, Outdoor Kitchen	Pool features	In Ground, Heated
Spa features	In Ground	View	Trees/Woods

Parking & access

Attached garage	Yes	Garage spaces	2
Covered spaces	2	Road surface	Asphalt

Community & HOA

Primary association	Wendy Goodyear	Primary association fee	\$1,230
Primary fee frequency	Quarterly	Land lease	No
Senior community	No	Association amenities	Tennis Court(s), Clubhouse, Fitness Center, Gated, Golf Course, Security
Association fee includes	Maintenance Grounds, Internet, Cable TV, Security	Community features	Clubhouse, Golf, Playground, Fitness Center, Tennis Court(s), Restaurant
Pets allowed	Dogs OK, Cats OK		

Utilities & services

Utilities	Water Connected, Electricity Connected, Natural Gas Connected, Cable Connected, Sewer Connected		
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Price & sale history

Date	Event	Price	Change
Sep 10, 2026	Listed for sale MLS #O6440894	\$1,299,000	—
Jun 30, 2023	Sold MLS #G5056069	\$769,224	—
Dec 4, 2022	Price reduced MLS #G5056069	\$819,669	-5.4% -\$46,391
May 27, 2022	Listed for sale MLS #G5056069	\$866,060	—

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