topvillasrealty

1454 El Conte Dr

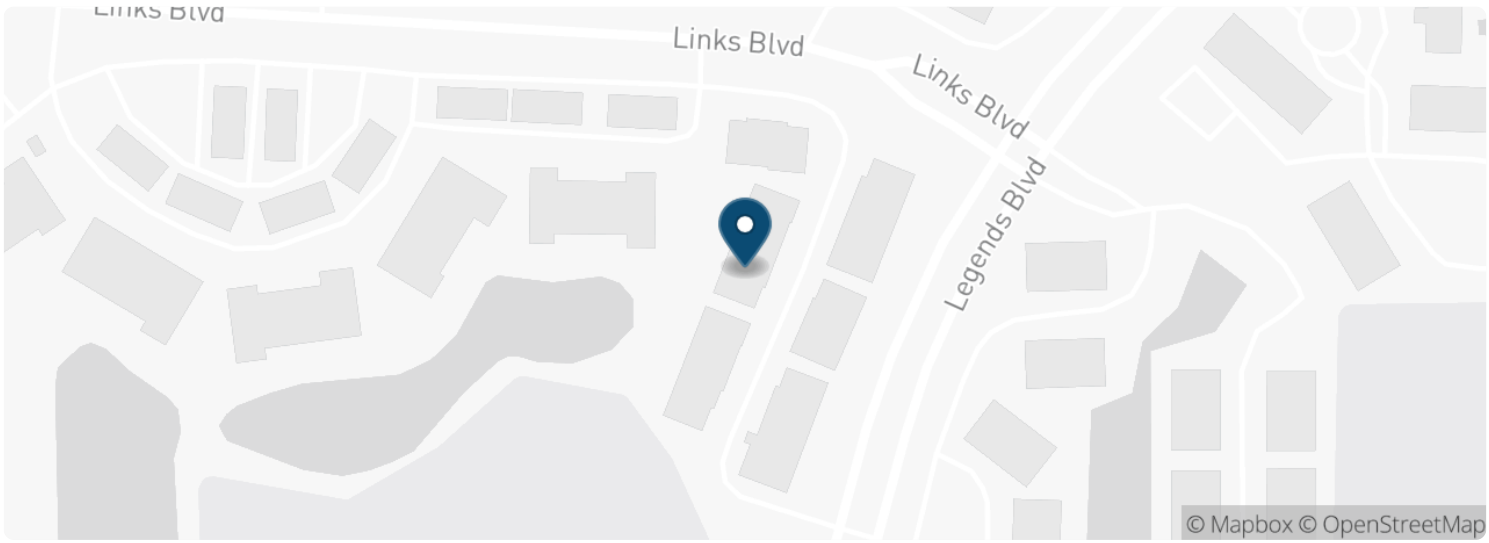
$399,000

Townhouse · Champions Gate, FL 33896

View online

3	3	2,010
beds	baths	sqft

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2017	$199	6 days	Oct 16, 2026	$658 Monthly	O6450005



Property overview

About this property

There is a particular kind of calm that settles over Veranda at Bella Trae. It is the hush behind a 24-hour guarded gate, the soft turn of a ceiling fan & the silver arc of a fountain rising from the pond beyond your lawn. Veranda is an enclave of just 20 townhomes within Bella Trae in ChampionsGate, & homes here rarely come to market. This is not merely a townhome. It is a home built around a view, one that opens wide to the water, slows your mornings & asks nothing of your weekends. Your arrival begins on a paver drive before a Mediterranean facade of warm stucco & barrel tile. A leaded glass front door pours light into the foyer, & fresh paint throughout keeps every room crisp & bright. Rich wood floors begin at the threshold & carry through both levels, while a staircase with iron balusters climbs gracefully toward the bedrooms. To one side, a formal dining room waits beneath a candle-style chandelier & a stepped ceiling trimmed in crown molding, ready for long dinners that drift late into the evening. Then the home opens up. The great room stretches across the back of the house behind a wall of sliding glass doors, so the lawn & the water become part of the room. Light moves across the floors all day, & conversation flows easily from the sofa to the kitchen. For those who love to gather, the kitchen is the heart of it all. A long granite island seats four beneath three gold dome pendants, with the sink facing the living space so the cook is never left out of the moment. Egg-shell wood cabinetry, stainless appliances & a tiled backsplash keep it bright & easy. Just beyond, a sunny dinette sits right at the sliders, a corner made for slow breakfasts with the lanai a step away. Upstairs, the primary suite is a retreat of its own. A tray ceiling lifts the room & a wide window frames the pond & its fountain, the last thing you see at night & the first thing you see each morning. The bath offers dual sinks with a makeup vanity, a soaking tub, a separate shower & a walk-in closet, a daily ritual of quiet restoration. Two more bedrooms share a full bath, one with its own pond view & one already set up as a home office. In both the primary & second bedrooms, adjustable Sealy mattresses with cooling & massage turn every night into a small luxury. A half bath & a laundry room with washer & dryer complete the home, & it arrives furnished, styled with care & ready the day you are. When the day winds down, the screened lanai is where you will want to be. The fan keeps the air moving, the fountain keeps its gentle rhythm & the sky over the pond turns gold, then deep blue. In that light, it feels less like Central Florida & more like a quiet villa terrace on the Italian coast. No fence lines. No rooftops pressed against yours. Your evenings are simply your own. Block & stucco construction under a tile roof & an attached two-car garage give the home real substance. The association covers the guarded gate, phone, cable & internet, plus exterior & grounds maintenance, so your weekends belong to you. Spend them at the community pool, the fitness center or the tennis courts, or join the many community activities on the calendar each month. Just off I-4 at exit 58, incredible golf courses sit practically next door & all of Central Florida is within easy reach. Welcome home!

Key features

LEVELS
Two

LOT
3,094 sqft

FACES
Southeast

PARKING
Covered, Driveway

OUTDOOR
Screened, Rear Porch, Covered

VIEW
Water

COMMUNITY
Gated · Pool, Fitness Center, Tennis Court(s), Recreation Facilities, Clubhouse

HOA COVERS
Maintenance Grounds, Internet, Cable TV, Maintenance Structure

PETS
Breed Restrictions, Allowed

Property gallery

Property gallery

Property & ownership details

Home

Property type	Townhouse	Year built	2017
Attached property	Yes	Faces	Southeast
Rooms	7	Building stories	2
Living area	2,010 sqft	Total building area	2,665 sqft
Architectural style	Mediterranean	Levels	Two
Bedrooms	3	Bathrooms	3
Full bathrooms	2	Half bathrooms	1
Cooling	Central Air	Heating	Central, Electric
Lot size	3,094 sqft	Construction materials	Block, Stucco
Lot features	Landscaped	Roof	Tile

Accommodation & amenities

Appliances	Disposal, Dryer, Refrigerator, Electric Water Heater, Microwave, Range, Washer, Dishwasher	Flooring	Hardwood
Laundry	Inside, Laundry Room	Exterior features	Lighting
Patio and porch	Screened, Rear Porch, Covered	View	Water

Parking & access

Open parking	Yes	Attached garage	Yes
Parking features	Covered, Driveway	Road surface	Paved, Asphalt
Security features	Security Gate, Gated Community		

Community & HOA

Primary association	TBD	Primary association fee	$373
Primary fee frequency	Monthly	Secondary association	TBD
Secondary association fee	$285	Secondary fee frequency	Monthly
Land lease	No	Senior community	No
Association amenities	Recreation Facilities, Tennis Court(s), Clubhouse, Spa/Hot Tub, Fitness Center, Gated, Cable TV, Pool		
Association fee includes	Maintenance Grounds, Internet, Cable TV, Maintenance Structure	Community features	Pool, Fitness Center, Tennis Court(s), Sidewalks
Pets allowed	Breed Restrictions, Yes		

Utilities & services

Utilities	Cable Available, Underground Utilities

Price & sale history

Date	Event	Price	Change
Oct 16, 2026	**Listed for sale** MLS #O6450005	$399,000	—

History may be incomplete.

Stellar MLS / IDX

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