

**G5096584 1288 GRADY LN, DAVENPORT, FL 33896**

**County:** Osceola  
**Property Style:** Condominium  
**Subdiv:** PROMENADES AT BELLATRAE CONDO PH 8 BLDG 32  
**Subdiv/Condo:**  
**Beds:** 3, **Baths:** 2/0  
**Pool:** Community  
**Garage:** Yes **Attch:** Yes **Spcs:** 1  
**Max Times per Yr:** 1  
**Home Warranty Y/N:** No  
**New Construction:** No  
**Builder Name:** Pulte Homes/Del Webb  
**Builder Model:** Cormorant  
**Total Annual Assoc Fees:** 8,676.00  
**Average Monthly Fees:** 723.00

**Status:** Active  
**List Price:** \$299,900  
**LP/SqFt:** \$158.43  
**Year Built:** 2006  
**ADOM:** 2 **CDOM:** 2  
**Heated Area:** 1,893 SqFt / 176 SqM  
**Total Area:** 2,145 SqFt / 199 SqM  
**Total Acreage:**  
**Lot Features:**  
**Flood Zone Code:** A

Welcome to everyday resort living in the highly desirable, guard-gated community of Bella Trae at Champions Gate! This spacious 3-bedroom, 2-bath condo with 1,893 square feet of light-filled living space and serene nature views. Just 20 minutes from Florida's most beloved theme park and only 50 minutes to the newest one, you'll enjoy the best of Central Florida right at your doorstep. Inside, the great room impresses with cathedral ceilings and an open floor plan, leading to an expansive screened balcony through triple sliding glass doors—perfect for relaxing any time of day. The kitchen features wood cabinetry, solid-surface countertops, matching appliances, a breakfast bar, and a dining nook, all set atop easy-care ceramic tile flooring. A formal dining area adds charm with a window and modern chandelier. Retreat to the spacious primary suite with a large closet, custom ceiling fan, and an en suite bath complete with dual sinks, a glass-enclosed shower, and a dedicated vanity space. The second bedroom offers soft carpet, a generous closet, and direct access to the second full bath with a tub. The 3rd bedroom features French doors and a linen closet, which could also be a home office or flex space. Bella Trae's 12,500 sq ft private clubhouse includes a state-of-the-art fitness center, heated pool and spa, putting green, and more. HOA fees cover internet, cable, pest control, building maintenance, and lawn care—true maintenance-free living! Just minutes to I-4, shopping, dining, and entertainment. Don't miss your chance to live in one of Central Florida's premier resort communities—schedule your showing today!

**Land, Site, and Tax Information**

**Legal Desc:** PROMENADES AT BELLA TRAE PH 8 A CONDO CB 10 PG 62 OR 3243/1342 BLDG 32 UNIT 20332

**SE/TP/RG:** 33-25S-27E

**Subdivision #:**

**Between US 1 & River:**

**Tax ID:** [33-25-27-2974-0002-0332](#)

**Taxes:** \$3,685

**Homestead:** No

**CDD:** Yes

**AG Exemption Y/N:**

**Alt Key/Folio #:** 332527297400020332

**Ownership:** Condominium

**Zoning:** PD

**Future Land Use:**

**No Drive Beach:**

**Zoning Comp:** Yes

**Tax Year:** 2024

**Annual CDD Fee:** 305

**Development:**

**Block/Parcel:** 2

**Book/Page:** 3119-1865

**Front Exposure:** East

**Lot #:** 0332

**Other Exemptions:**

**Subdiv/Condo:**

**Bldg Name/#:** 32

**Total # of Floors:** 1

**Land Lease Y/N:** Yes

**Land Lease Fee:**

**Lot Dimensions:**

**Complex/Comm Name:**

**Flood Zone Date:**

**Floor #:** 2

**Census Block:** 2

**Planned Unit Dev:**

**Census Tract:** 040812

**Lot Size Acres:** 0.20

**Lot Size:** 8,548 SqFt / 794 SqM

**Interior Information**

**A/C:** Central Air

**Heat/Fuel:** Central

**Utilities:** Cable Connected, Electricity Connected, Phone Available, Public,

Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Water:** Public

**Fireplace:** No

**Heated Area Source:** Public Records

**Total Area Source:** Public Records

**Appliances Incl:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Flooring Covering:** Carpet, Ceramic Tile

**Interior Feat:** Cathedral Ceiling(s), Ceiling Fans(s), Eating Space In Kitchen, Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

**# of Wells:**

**# of Septics:**

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	Upper		Carpet		
Dining Room	Upper		Carpet		
Dinette	Upper		Ceramic Tile		
Kitchen	Upper		Ceramic Tile		Closet Pantry
Primary Bedroom	Upper		Carpet	Walk-in Closet	
Primary Bathroom	Upper		Ceramic Tile		Makeup/Vanity Space
Bedroom 2	Upper		Carpet	Built-in Closet	
Bedroom 3	Upper		Carpet	Linen Closet	
Bathroom 2	Upper		Ceramic Tile		Tub With Shower

**Exterior Information**

**Ext Construction:** Block, Stucco

**Roof:** Concrete

**Foundation:** Slab

**Property Description:**

**Ext Features:** Balcony, Sliding Doors

**Pool:** Community

**Road Surface Type:** Paved

**Assigned Spcs:**

**Garage Dim:** , **Attached Garage Y/N:** Yes

**Property Attached:**

**Architectural Style:**

**Pool Dimensions:**

**Green Features****Community Information**

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - Guard, Playground, Pool, Tennis Court(s)

**Fee Includes:** 24-Hour Guard, Community Pool, Maintenance Exterior, Maintenance Grounds, Manager, Pest Control, Pool Maintenance, Security

**HOA / Comm Assn:** Yes

**HOA Fee:** \$447.00 / Required

**HOA Pmt Sched:** Monthly

**Mo Maint\$(add HOA):** \$0

**Monthly HOA Amount:** \$447

**Other Fee:**

**Housing for Older Per:** No

**Condo Fee:** \$276 / Monthly

**Monthly Condo Fee:** \$276

**Pet Size:** Medium (36-60 Lbs.)

**# of Pets:** 2

**Max Pet Wt:** 50

**Pet Restrictions:** SEE HOA for Current restrictions

**Elementary School:** Westside K-8

**Middle School:** West Side

**High School:** Poinciana High School

**Association Approval Required:** No

**Lease Restrictions:** Yes

**Approval Process:** Please see HOA/Condo Association for current rules and regulations

**Additional Lease Restrictions:** No Short Term Rentals are allowed

**Association/Manager Name:** FirstService Residential/Carlos Rosario

**Association Email:** promenadesbt@fsresidential.com

**Master Assn/Name:** No

**Association/Manager Contact Phone:** 866-378-1099

**Association URL:** bellatrae.com

**Master Assn Fee:**

**Master Assn Ph:**

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