

11406 Via Fontana Ct – Lakes of Bella Terra

4 Bedrooms | 3.5 Baths | Office/Study | 3-Car Extended Garage  
3631 Sq. Ft. | 16,271 Lot Sq. Ft. | Built 2013



## NEIGHBORHOOD

- Lakes of Bella Terra – Lago Verde Estates section
- Private gated entrance
- Tuscan inspired community
- Resort-style amenities, lakes, pools, tennis courts, volleyball, soccer fields, playgrounds, gym, dog park, walking trails

## EXTERIOR FEATURES

- Tuscan-mediterranean design
- Custom home on premier cul-de-sac lot
- Natural stone & stucco exterior
- Double wide driveway, laid with paver stones
- Oversized 3-car garage
- Iron double entry doors with operable glass panels
- Window tinting provides reduced energy costs
- Expansive outdoor living space, extended, natural travertine stone patio, wall-mounted TV, plumbed gas line connection
- Lush landscaping
- Custom outdoor lighting
- Full sprinkler system – automated
- Full gutters
- Fully fenced backyard with expansive side yards

## INTERIOR FEATURES

- Custom designed additions
- High-end luxury finishes & fixtures
- Architectural arches & niches that add Old World Charm
- 14' ceilings with tray ceiling details in formal living room, dining room, family room, primary suite
- Grand iron doors with operable glass panels
- Natural stone travertine flooring throughout main areas, kitchen, baths & laundry
- Plantation shutters & custom window coverings
- Foyer opens to sprawling view of home & backyard
- KITCHEN: gourmet kitchen with high-end Bosch appliances, 5-burner gas stove, dual convection ovens, dishwasher, microwave, center island with prep sink & breakfast bar with seating, custom cabinetry with built-in amenities, abundance of storage & counter space, accent lighting, center chandelier, large walk-in pantry, open to family room & breakfast area
- FAMILY ROOM: expansive room, 14' tray ceilings, walls of windows, plantation shutters, open to kitchen
- DINING ROOM: elegant design, 14' tray ceilings, soft Venetian finish walls with custom details
- WINE BAR / BUTLER'S PANTRY: custom cabinetry with glass panels, ample storage
- FORMAL LIVING ROOM: grand area, open, 14' tray ceilings, stone fireplace, custom Swarovski chandelier, recessed arches with custom built-in cabinetry, artfully lit glass shelving, 3 panel full glass doors to backyard
- PRIMARY SUITE: private vestibule entry, 14' tray ceilings, sitting area alcove, wood flooring, large windows, full glass panel French doors with private access to backyard

- PRIMARY BATH: luxury spa bath, soaking tub, large walk-in shower with travertine stone surround, double sinks, separate vanity/dressing area, linen closet, impressive walk-in closet with built-in amenities & shelving (12' x 10')
- OFFICE/STUDY: private entry, double glass panel French doors, 14' ceilings, wood flooring
- Large secondary bedrooms with walk-in closets
- Secondary bathrooms with luxury finishes
- Powder bath with enhanced custom details & door to backyard
- Large laundry room with sink, cabinetry, storage closet
- Water filtration system
- Tankless water heaters
- Pre-wired security system (owned)
- High-Efficiency HVAC system with digital thermostats

### Kitchen – 16 x 15

- Gourmet kitchen, open to family room & breakfast area
- High-end stainless appliances: 5-burner gas stove, dual convection ovens, microwave, dishwasher, refrigerator (included)
- Center island with prep sink
- Breakfast bar island with seating
- Abundance of counter & cabinet space
- Custom cabinetry with built-in amenities,
- Large walk-in pantry
- Accent lighting: above & under cabinet
- Luxury crystal chandelier in center
- Tray ceiling detail
- Natural stone travertine flooring

### Breakfast Area – 10 x 6

- Open to kitchen & family room
- High-end crystal & iron light fixture
- Large windows with plantation shutters

### Wine Bar – Butler's Pantry

- Custom designed cabinetry
- Glass panel doors for display
- Counter/bar space
- Ample storage

### Dining Room – 14 x 12

- Elegant design
- 14' tray ceilings
- Soft Venetian finish walls with custom details
- Architectural arches
- Luxury iron chandelier with crystal detail
- Large picture window with arched transom
- Custom window drapery
- Natural stone travertine flooring

### Family Room – 22 x 18

- Expansive room, open to kitchen
- 14' tray ceilings
- Two walls of windows, & abundance of light
- Plantation shutters & custom window drapery
- Natural stone travertine flooring

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## Formal Living Room – 20 x 18

- Grand area that seamlessly connects all areas of the home
- 14' tray ceilings
- Stone fireplace with gas log connection
- Custom Swarovski chandelier
- Recessed arches with custom built-in cabinetry
- Artfully lit glass shelving
- 3 panel full glass doors to backyard
- Natural stone travertine flooring

## Primary Suite – 17 x 14

- Private vestibule entry with chandelier
- 14' tray ceilings
- Sitting area alcove
- Large windows with custom window drapery
- Full glass panel French doors with private access to backyard
- Luxury wood flooring

## Primary Bathroom – 14 x 12

- Luxury spa bath
- Soaking tub
- Large walk-in shower with travertine stone surround, seating, dual shower system with rainfall shower head & hand shower connection, glass door entry
- Double sinks with separate vanity/dressing area
- Linen closet
- Large walk-in closet with built-in amenities, shelving, pull-down rods (12' x 10')
- Natural stone travertine flooring

## Office – Study – Flex Room – 14 x 11

- Private entry with double glass panel French doors
- Large windows & abundance of light
- 14' ceilings
- Luxury wood flooring

## Bedroom 2 – 15 x 12

- Spacious with large walk-in closet
- High ceilings
- Private entry off family room
- Full bathroom

## Bedroom 3 – 13 x 13

- Spacious with large walk-in closet
- High ceilings
- Shared bath with bedroom 4

## Bedroom 4 – 13 x 12

- Spacious with large walk-in closet
- High ceilings
- Shared bath with bedroom 3

## Full Bathroom 2

- Connects with bedroom 2 off family room
- Tub/shower with travertine stone tile surround
- Natural stone travertine flooring

## Full Bathroom 3

- Shared bath with bedroom 3 & 4
- Large counterspace with double sinks
- Tub/shower with travertine stone tile surround
- Natural stone travertine flooring

## Powder Bathroom

- Enhanced custom details
- Luxury finishes & fixtures
- Full panel glass door with access to backyard
- Natural stone travertine flooring

## Laundry Room – 8 x 7

- Built-in cabinetry with ample storage & counter space
- Utility sink
- Storage closet
- Natural stone travertine flooring

## Garage - Attic

- Oversized 3-car garage
- Garage door keypad on exterior
- Double-wide driveway laid with paver stones
- Floored attic for storage

## Patio - Backyard

- Expansive outdoor lanai living space
- Custom designed & extended patio area & landscape
- Natural stone travertine patio
- Custom outdoor accent & patio lighting
- Wall mounted TV (included)
- Plumbed gas line connection
- Lush landscaping
- Large backyard with expansive side yards on both sides

## MAIN COMPONENTS

- HVAC systems: 2 units, separate unit for primary suite (added 2023), 16 SEER, 4-ton & 2-ton
- Tankless water heaters, 2 units
- Culligan water filtration system (owned)

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## UPGRAGES

### 2023

- New HVAC system added to primary suite
- Keyless lock entry added to back door

### 2022

- Interior painted

### 2020

- Custom designed backyard lanai: extended patio, travertine stone patio flooring, wall mounted TV, plumbed gas line connection
- Lush landscaping
- Custom outdoor lighting by Perfect Lighting
- Full sprinkler system - automated

### 2019

- Privacy fencing stained

### 2018

- Plantation shutters & custom window treatments
- High-end chandeliers & light fixtures

### 2017

- Exterior painted
- Window tinting added for reduced home energy costs
- Culligan Water Filtration System (owned)
- Full gutters
- Formal living room: custom cabinetry & glass shelving
- Powder bath: custom cabinetry & counter, high-end finishes & fixtures

## INCLUDED IN SALE

- Wall mounted TV on patio

## SCAN for Property Website

80+ photos with detailed descriptions

Video Tour

Features & Details Sheet

Floor Plan

Builder Details

