

Memorandum of Offer:

# **Bella Terra**

## **13700 Collina Ct.**

### **Estero FL, 33928**



Offered at \$649,900

Single Family

4 Bedrooms

Screened Lanai with POOL

Move in Ready

Private Lot Great Location



Presented By:

**Keith Sipnick & Toni Stout**  
Premiere Plus Realty Company  
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Naples, FL 34109  
239-572-4151  
239-285-1404



**13700 Collina Court, Estero, Florida 33928**





## Bella Terra

- CLOSE TO COMMUNITY ENTRANCE
- PET FRIENDLY
- FRESHLY PAINTED
- READY TO MOVE IN
- POOL RESIDENCE
- 4 BEDROOMS
- 2280 SQ. FT OF LIVING SPACE
- NEW AIR CONDITIONING
- LOCATED ON CULDESAC
- GATED ENTRANCE
- PRIVATE LOT



### Are you ready to embrace the Bella Terra lifestyle?

Look no further! WE are thrilled to present this exceptional residence in the heart of the Bella Terra community. With its stunning features, prime location, and access to a wealth of amenities, this property offers you the ultimate Florida living experience.

#### Property Features:

- **4 Bedrooms, 2 Baths:** This spacious and meticulously maintained home provides ample space for your family and guests.
- **Screened Pool:** Dive into your private oasis, complete with a screened pool and outdoor relaxation area.
- **Fresh Paint & Lots of Tile:** Move-in ready with a fresh coat of paint and upgraded tile, this home is waiting for your personal touch.
- **New Air Conditioning:** Stay comfortable year-round with a brand-new air conditioning system.
- **Great Location:** Situated at the front of the community, enjoy the convenience of a quiet cul-de-sac street with easy access to all Bella Terra has to offer.

#### Bella Terra Amenities:

- **Baseball Field:** Play ball with friends and family.
- **Bocce:** Try your hand at this classic Italian game.
- **Clock Tower Entrance:** Welcome home to Bella Terra's picturesque entrance.
- **Manned Gate:** Enjoy a secure and peaceful community.
- **7000 sq. ft. Clubhouse:** Host gatherings, events, and meetings in style.
- **Game Room:** Challenge your neighbors to a friendly game of pool or cards.

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## Location

BELLA TERRA, ideally positioned in Estero Florida. One of the fastest growing corridors in South West Florida. Minutes to Fort Myers International airport, Public Golf, Shopping and Restaurants.



- **Large Resort Pool and Hot Tub:** Relax and soak up the sun.
- **Pickleball:** Experience one of the fastest-growing sports in America.
- **Children's Playground:** Keep the little ones entertained for hours.
- **Butterfly Garden:** Find tranquility and beauty in nature.
- **Soccer Field:** Get your soccer game on.
- **Tennis Courts:** Play tennis day or night.
- **Volleyball Courts:** Serve, spike, and have a blast.
- **Walking and Bike Paths:** Explore the lush landscapes of Bella Terra.
- **Abundance of Lakes:** Enjoy serene
- **400 Acres of Conservation Preserves:** Experience nature at its finest.

### Location, Location, Location:

- Minutes to Florida Gulf Coast University.
- Conveniently close to Ft. Myers International Airport.
- Abundant shopping options nearby.
- A wide variety of restaurants and nightlife for your enjoyment.

Don't miss out on this fantastic opportunity to call Bella Terra home. With its exceptional features and an abundance of amenities, this property won't last long. Contact us today to schedule a private tour and discover your dream home in Bella Terra!

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