

BELLA

— H O M E S —



ECO LUXURY HOME FOR SALE

109 NE AVE
DELRAY BEACH, FL 33444

WWW.BELLAHOMES.US

[CLICK HERE TO READ](#)



5,143 Sq Ft



5 Bedrooms



5 Full Bathrooms
3 Half Bathrooms



Prime
Location

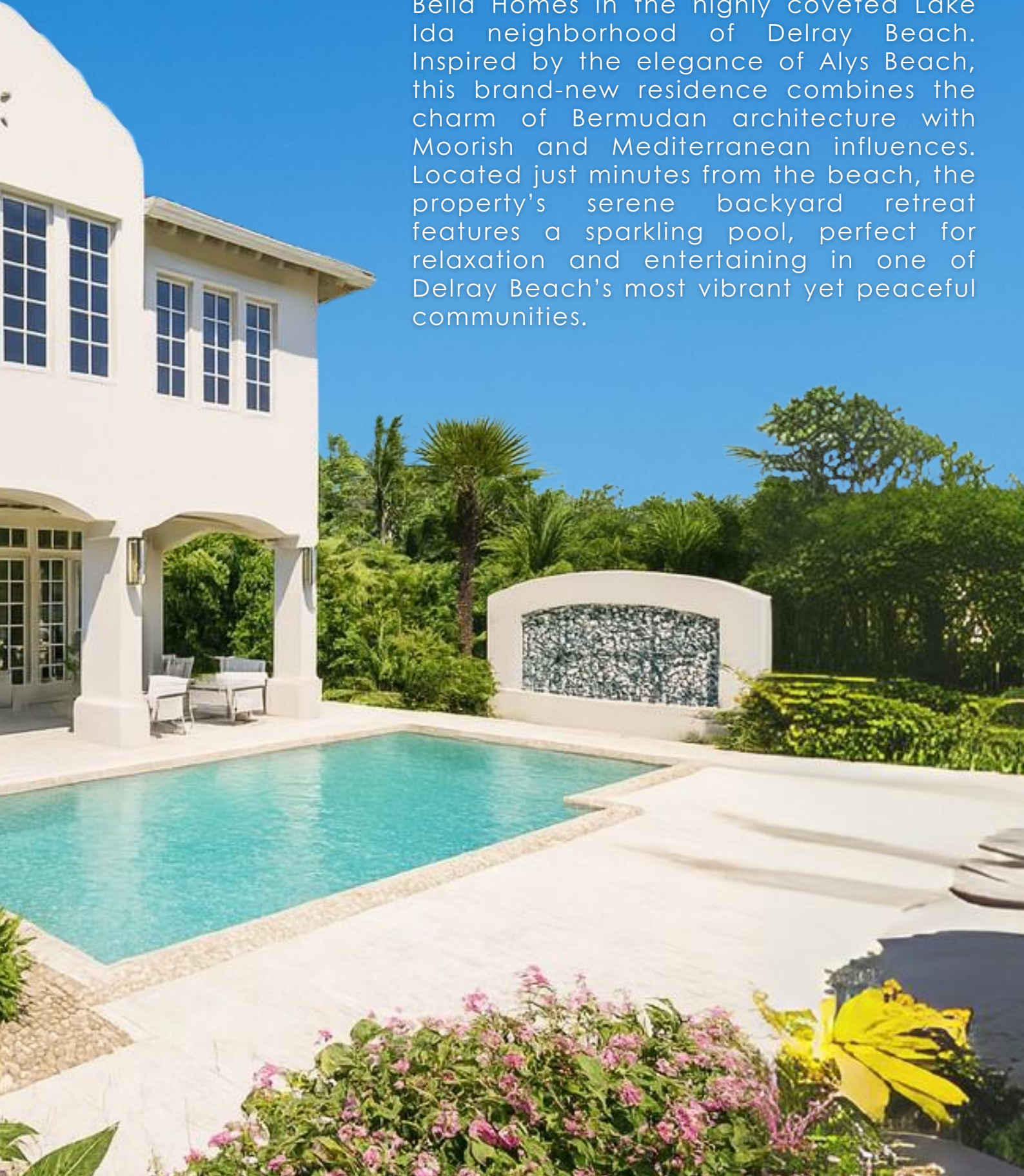


Energy
Efficiency



About the Property

Discover the epitome of coastal luxury with this masterpiece, brought to life by Bella Homes in the highly coveted Lake Ida neighborhood of Delray Beach. Inspired by the elegance of Alys Beach, this brand-new residence combines the charm of Bermudan architecture with Moorish and Mediterranean influences. Located just minutes from the beach, the property's serene backyard retreat features a sparkling pool, perfect for relaxation and entertaining in one of Delray Beach's most vibrant yet peaceful communities.







Features



Kitchen Features

- Designer chef's-style kitchen with high-end custom cabinetry
- Imported high-end custom modern flat door and shaker door cabinetry with Blum hardware
- Custom hood painted white oak with chrome trim
- Soft close drawers and doors on all cabinetry.
- Luxurious Calcutta bookmatch quartz countertops. (Plan specific) High efficiency LED lighting with trimless 4" recessed lights throughout kitchen.
- Custom step up waterfall reclaimed wood counter top
- Oversized Kohler prep sink with Dornbracht faucet



Appliances

- Range- Bertazzoni mast486gdfmxe 48-inch chef's style dual fuel gas range 6 burner
- Refrigerator - Bertazzoni brel30pr 30 inch built-in cooler column Freezer - Bertazzoni bref30pr 30 inch built-in freezer column
- Speed oven - Bertazzoni proso30x
- Hood - Bertazzoni 46 inch ss hood liner kin46prox Dishwasher - Bertazzoni bdw24pr 24 inch masterpiece Bbq grill- Coyote cc2c36lp
- Bbq - refrigerator Avallon



Luxury Bath Features

- Custom floating cabinet with a horizontal grain in fine solid wood Soft close drawers and doors on all cabinetry
- Luxurious white quartz vanity tops with 6" backsplash
- Modern overmount square porcelain sinks in all bathrooms Designer Brizo wall mounted sink faucets in master bathroom Brizo shower fixtures in master bathroom shower
- Fortis package in accessory bathrooms
- Designer light up mirrors light fixtures.
- Modern designer square, free-standing soaker tub with ceiling mounted tub filler
- Frameless barn door shower enclosures
- High efficiency Duravit dual flush toilets
- High efficiency trimless LED lighting in all baths
- Wall tank and carrier Kohler toilet in powder room



Smart Home Features

- Lutron centralized home works smart home
- Control 4 - 10" control panel
- Control 4 IP video door station
- Luma snap surveillance 500 series - IP video camera Origin acoustics speakers throughout home
- Lutron shades prewired
- Sonos sound system
- Structured wiring - cat 6 wire path flush mount wiring Speakers prewired throughout home
- Custom rack for av equipment



Interior Appointments:

- Floating white oak glass staircase
- Custom ventless fireplace with white oak siding
- Level 5 smooth drywall finish in all rooms and ceilings Built-in closet system allowance
- Sherwin Williams super paint
- Custom residential elevator



Exterior Appointments

- Exquisite modern exterior home elevations featuring stucco
- Featuring porcelian siding and natural stone exterior cladding
- Custom aluminum exterior patio details
- Designer concrete motor court driveway and separate driveway, entry walkway, rear patio, and covered entry.
- PGT hurricane-resistant window and slider package
- CGI estate 10' high, hurricane impact-rated glass front door (plan specific)
- Amarr aluminum impact garage doors with belt-driven whisper quite opener and wifi connectivity
- Sherwin Williams super paint system for durability and moisture resistance
- Painted standing seam mechanical metal roof



Landscaping & Pool

- Upgraded landscape package with drought-tolerant plants and trees. Luxurious resort-style pool, swimout bench and a large sunshelf (plan specific)
- Champagne zero-edge heated jacuzzi
- Smart automation pool panel controlled by Lutron system
- LED lighting, electric (plan specific) heater and a salt chlorinator surrounded by porcelain patio decking
- Artificial grass details around porcelain tile



Electrical Features

- Lutron centralized lighting home works automation system (smart home) Lutron smart keypads with trimless plates
- Trimless 4" LED recessed lighting package in great room, hallways, kitchen
- Designer exterior LED lighting package
- Designer lighting package in foyer, dining, kitchen nook by Beautiful Lighting
- Weatherproof exterior gfi outlet at entry and rear patio
- 400 Amp electrical service
- Generac protector 38kw qs standby generator with true power technology and evolution controller



Millwork Specifications

- Designer millwork package throughout
- Designer 8" baseboard and 3-1/4" door casing.
- Designer 8' 2 panel flat solid core doors with concealed hinges Custom grey italian porcelain 24 x 48 cladding in front elevation Tongue and groove wood in patio area



Laundry Room Appointments

- Custom highend cabinetry with soft close
- Soft close drawers and doors on all cabinetry.
- Luxurious quartz vanity tops with 4" backsplash
- Electrolux perfect steam front loader washer with Luxcare eefl527uiw
Electrolux front loader Luxcare and instant dryer eefme527ui







Commitment to Energy Savings & Clean Living

- Hurricane impact low E tinted glass windows and doors with bronze frames
- Carrier infinity variable speed 18 seer high efficient air conditioning units
- Energy efficient Navian gas tankless water heating. (Plan specific)
- R4.1 Foil backed insulation on masonry walls
- R20 Enertite G Icynene spray foam insulation in attic area Generac Generator Ready Home
- 500 gallon propane tank
- Solaris whole house air purification system "clean living"



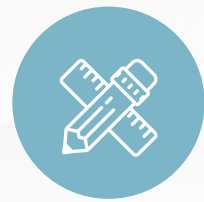
Green is Good



Control Everything



Premium Quality



Custom Builds

Every home we craft combines advanced efficiency with green features that benefit both you and the environment.



At Bella Homes, we recognize that technology and sustainability are at the heart of a truly modern lifestyle. From high SEER air conditioning and spray foam insulation to full LED lighting, our homes are built for energy savings and minimal environmental impact.

Inside each Bella Home, expect purposeful, functional design with premium materials and exceptional craftsmanship. And for seamless, hassle-free living, our Control4 Smart Home system offers intuitive automation for everything from lighting to security, making it simple to monitor and manage your home's essentials with ease.

Floor plans

109 NE Ave. Delray Beach, FL 33444

GROUND FLOOR



SECOND FLOOR



SITE VIEW



Textures, colors and finishes depicted are illustrative and not indicative of final materials or design selections.

Living in Delray Beach



Lifestyle - Culture - Atmosphere

The vibrant coastal city of Delray Beach is a jewel of South Florida, nestled in Palm Beach County along the Atlantic Ocean. Known for its lively downtown, pristine beaches, and rich cultural scene, Delray Beach seamlessly combines small-town charm with big-city excitement.

With its sun-kissed shores, world-class dining, and thriving arts community, Delray Beach offers a dynamic yet relaxed lifestyle, making it one of the most desirable destinations on the Gold Coast.

Bella Homes recently sold in Delray Beach



2NW 17 STREET



1634 NORTH SWINTON AVE



6NW 17 STREET

Upcoming Projects

3 HUDSON AVE

OCEAN RIDGE, FL 33435

5 BR 🏠 | 8 BA 🚿 | 2 CG 🚗 | 7,702 TOTAL SF

Discover the pinnacle of coastal luxury with this brand-new construction by Bella Homes, where exclusivity meets tranquility. Perfectly situated on a spacious lot in the highly sought-after Ocean Ridge, this stunning 5-bedroom, 8-bathroom Coastal Farmhouse offers deeded beach access for the ultimate seaside lifestyle.



720 NW 3RD AVE

DELRAY BEACH, FL 33444

4 BR 🏠 | 5 BA 🚿 | 2 CG 🚗 | 4,770 TOTAL SF

Discover modern coastal elegance with this stunning home. Every detail exudes luxury and sophistication, from the open-concept layout and designer finishes to the warm wood accents and clean, coastal lines. The perfect blend of comfort, smart technology and sustainability.



8 NW 24TH STREET

DELRAY BEACH, FL 33444

6 BR 🏠 | 9 BA 🚿 | 3 CG 🚗 | 8,486 TOTAL SF

Experience coastal elegance at its finest with this brand-new luxury residence by Bella Homes, perfectly situated in the sought-after Lake Eden community of Delray Beach. Two-story open-concept layout inspired by classic Bermudan architecture, accented with Moorish and Mediterranean details.





BELLA

— H O M E S —

Bella Homes is a full-service builder, with a progressive focus on eco-luxury initiatives for residential sale and rental communities. We've been custom-building homes of impeccable quality for nearly a decade, enhancing the lives of hundreds of families who share our vision.

Based in vibrant Delray Beach, Florida, we embrace the beauty and energy of a coastal lifestyle. Our homes combine sophisticated, functional design with high-end materials, integrating the latest technology to elevate daily life—all while minimizing our impact on the planet. These are our foundational tenets, and will always find their way into the homes we create. Always.

Home Buyers Warranty

We are confident in the quality of our homes, and we want to prove it by covering all our properties with the **2-10 Home Buyers Warranty**. This is a promise to our homeowners that they are in good hands with Bella Homes.



Meet Our Trusted Building Partner

Every Bella Home is brought to life by our trusted construction partner:

BH Development & Holdings (BHDH).

As Bella Home's exclusive builder, *BHDH* ensures every project reflects our commitment to quality, innovation, and sustainability. Their design-build approach streamlines the entire process, delivering homes that are not only beautifully designed but built to the highest standards.



Design-Build Expertise

BHDH integrates design and construction for a seamless process, allowing for smarter timelines, clearer budgets, and enhanced communication throughout the entire build.



Eco-Friendly Construction

Like Bella Homes, BHDH prioritizes sustainability, utilizing green building practices, high-efficiency systems, and renewable materials that align with our shared vision for a healthier, more responsible future.



Superior Quality & Innovation

From luxury residential homes to commercial developments, BHDH delivers every project with architectural precision, cutting-edge smart technologies, and unwavering dedication to quality.

One Vision - One Team

Our partnership with BHDH is more than a collaboration, it's a shared commitment to excellence. Together, we ensure that every Bella Home is more than just beautiful... it's built to last.

Learn more at www.bhdh.us

 [bhdh.fl](https://www.instagram.com/bhdh.fl)



BH Development & Holdings



Get In Touch
561-510-6000



DELRAY BEACH

901 George Bush Blvd
Delray Beach, FL 33483

FORT LAUDERDALE

2001 W. Cypress Creek Road, Ste
102B,
Fort Lauderdale, FL 33309



@bellahomes.us



info@bellahomes.us



BellaHomesUS



bellahomes.us

www.bellahomes.us

BELLA
— H O M E S —