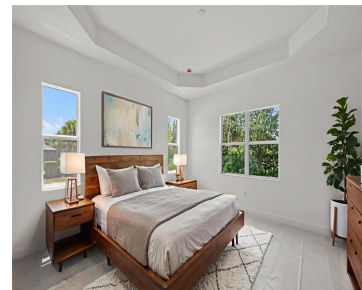


11540 VERANDAH PALM COURT FORT MYERS FL 33905

<https://candiscarmichael.com>



\$589,000



Virtually Staged. Not all gated communities are created equal. Verandah has something that's hard to manufacture — a genuine sense of place. The towering oaks, the winding trails, the Orange River running along the edge of it all — it feels less like a development and more like somewhere people actually want to be. Add [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2427 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8519677



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8519677>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 17065 sq ft

View: Trees/Woods

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2427 sq ft

Year built: 2026

SubdivisionName: HERITAGE PRESERVE

GarageSpaces: 3

Location Details

Township: 43

Road Responsibility: Private Maintained Road

Middle Or Junior School: Lee Middle School

Road Surface Type: Paved

Elementary School: River Hall Elementary

High School: East Lee County High School

Property Features



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Interior Features: Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Rain Gutters, Sliding Doors

Security Features: Gated Community, Security Gate, Security System, Smoke Detector(s)

Architectural Style: Coastal, Florida

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air, Humidity Control

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Exhaust Fan, Microwave, Range, Refrigerator

Laundry Features: Gas Dryer Hookup, Inside, Laundry Room, Washer Hookup

Parking Features: Driveway, Garage Door Opener, Ground Level

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Window Features: Insulated Windows, Low-Emissivity Windows

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Underground Utilities, Water Connected

View: Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Lot Features: In County, Landscaped, Level, Near Golf Course, Sidewalk, Paved

Property Details

Subdivision Name: HERITAGE PRESERVE

Levels: One

New Construction YN: Yes

Builder Model: Sea Mist

Construction Materials: Block, Stucco

Property Condition: Completed

Parcel Number: 36-43-25-L2-08000.0090

Direction Faces: Northeast

Builder Name: Neal Communities

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



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Association YN: Yes

Association Fee Frequency: Annually

Association Fee: 4732

Association Fee Includes: Guard - 24 Hour, Cable TV, Internet, Maintenance Grounds, Management, Pest Control, Private Road, Recreational Facilities, Security

Community Features: Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1474

Tax Lot: 0090

Tax Annual Amount: \$2,885

Tax Legal Description: ROYAL PALM LOT 9

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	14.11x24.1	First	24.1	14.11
Kitchen	12.5x19.4	First	19.4	12.5
Primary Bedroom	17.6x13.1	First	13.1	17.6

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Security Gate, Security System, Smoke Detector(s)

WindowFeatures: Insulated Windows, Low-Emissivity Windows

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Exhaust Fan, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Humidity Control

CommunityFeatures: Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Rain Gutters, Sliding Doors

Features: Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Building Details

ArchitecturalStyle: Coastal, Florida **NewConstructionYN:** Yes

Heating: Central, Electric, Heat Pump **Exterior material:** Block, Stucco

Roof: Tile

Parking: Driveway, Garage Door Opener, Ground Level

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, See Remarks, ShowingTime



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