

1201 DUSTAN PLACE TRINITY FL 34655

https://candiscarmichael.com



Welcome to Heritage Springs — a premier 55+ gated, golf, and resort-style community in the heart of Trinity. This well-cared-for 3-bedroom, 2-bath, 2,032 sq ft home also features a separate office/den, offering valuable flexibility for work, hobbies, or an additional relaxation space. The property sits on an oversized 0.19-acre lot with an impressive 112 feet [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2032 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRW7880565



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Area, sq ft: 2032 sq ft

Lot size, sq ft: 8276 sq ft

Year built: 2003

View: Water

SubdivisionName: HERITAGE SPRINGS VILLAGE 14

ListOfficeName: EXP REALTY LLC **GarageSpaces:** 2

ListAOR: mfrmls

Location Details

Township: 26

Road Surface Type: Asphalt, Paved

Property Features



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Interior Features: Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Ceiling Fans(s)

Flooring: Laminate, Tile, Wood

Patio And Porch Features: Screened, Rear Porch

Waterfront Features: Pond

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Ranch

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Inside

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Sidewalk, Sliding Doors

Window Features: Blinds, Drapes, Rods

Utilities: Phone Available, Propane, Public, Sewer Connected, Underground Utilities, Water Connected, Electricity Connected, Fiber Optics

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cleared, Landscaped, Level, Near Golf Course, Oversized Lot, Sidewalk, Paved

Property Details

Subdivision Name: HERITAGE SPRINGS VILLAGE 14

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 32-26-17-0250-00000-0230

Direction Faces: Southwest

Construction Materials: Stucco, Block

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 205

Association Fee Includes: Pool,
Escrow Reserves Fund, Maintenance
Structure, Maintenance Grounds

Community Features: Clubhouse, Gated Community -
Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks,
Tennis Court(s), Wheelchair Access

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$3,739

**Tax Other Annual
Assessment Amount:** 582

Tax Legal Description: 32-26-17-0250-00000-0230
HERITAGE SPRINGS VILLAGE 14 UNIT 2 PB 44 PG 142 LOT 23

Tax Lot: 23

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	17.7x10.1	First	10.1	17.7
Living Room	11.5x13	First	13	11.5
Family Room	15.3x14.9	First	14.9	15.3
Dining Room	11.5x7.9	First	7.9	11.5
Primary Bedroom	16.4x14	First	14	16.4
Bedroom 2	15.2x10.4	First	10.4	15.2
Bedroom 3	13.6x10.3	First	10.3	13.6
Office	10.4x13.6	First	13.6	10.4

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Gated Community
- Guard, Golf Carts OK, Golf, Pool, Restaurant,
Sidewalks, Tennis Court(s), Wheelchair Access

ExteriorFeatures: Lighting, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen,
Kitchen/Family Room Combo, Open Floorplan, Primary
Bedroom Main Floor, Split Bedroom, Stone Counters,
Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Drapes,
Rods

Utilities: Phone Available, Propane,
Public, Sewer Connected, Underground
Utilities, Water Connected, Electricity
Connected, Fiber Optics

Amenities: Dishwasher, Dryer,
Microwave, Range, Refrigerator, Washer

Building Details

ArchitecturalStyle: Ranch

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation
Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box,
Appointment Only, ShowingTime



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