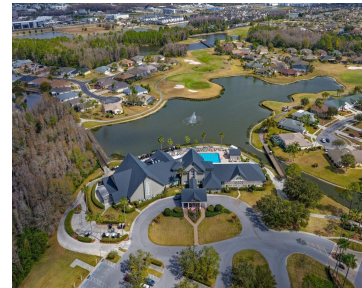


# 1237 RAMBLING VINE COURT TRINITY FL 34655

<https://candiscarmichael.com>



Experience the pinnacle of refined Florida living in this exquisite 3-bedroom, 2-bath pool estate nestled within the distinguished and gated 55+ Heritage Springs community. The modern split floor plan showcases a private backyard sanctuary — featuring an expansive paved lanai, a luxurious salt pool and spa, and relaxing water vistas. The lavish primary suite boasts [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2409 sq ft



## Courtesy of

**Listing Office:** COASTAL PROPERTIES GROUP INTERNATIONAL

**Status:** Active

**Office ID:** MFR260031031

**MLS ID:** MFRTB8466679



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2409 sq ft

**Year built:** 1999

**SubdivisionName:** HERITAGE SPGS VILLAGE 06  
HERITAGE SPRINGS VILLAGE

**GarageSpaces:** 3

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 9039 sq ft

**View:** Pool, Water

**ListOfficeName:** COASTAL PROPERTIES  
GROUP INTERNATIONAL

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Road Responsibility:** Private Maintained Road

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl

**Patio And Porch Features:** Covered, Patio, Rear Porch, Screened

**Pool Features:** Chlorine Free, Gunitite, In Ground, Lighting, Screen Enclosure

**Spa Features:** In Ground

**Waterfront Features:** Pond

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Lighting, Rain Gutters, Shade Shutter(s), Sidewalk, Sliding Doors, Sprinkler Metered

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

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Propane, Sewer Connected, Underground Utilities, Water Connected

**View:** Pool, Water

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Near Golf Course, Sidewalk, Paved, Private

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Washer Hookup

**Pool Private YN:** Yes

**Spa YN:** Yes

**Waterfront YN:** Yes

**Parking Features:** Garage Door Opener, Golf Cart Parking, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds, Shades, Shutters, Window Treatments

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** HERITAGE SPGS VILLAGE 06 HERITAGE SPRINGS VILLAGE

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 32-26-17-0030-00000-0390

**Direction Faces:** East

**Construction Materials:** Block, Concrete, Stucco



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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Park, Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s)

**Association Fee:** 406

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Escrow Reserves Fund, Management, Private Road, Recreational Facilities, Security

**Community Features:** Association Recreation - Owned, Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 394

**Tax Lot:** 39

**Tax Annual Amount:** \$4,814

**Tax Legal Description:** HERITAGE SPRINGS VILLAGE 6 PB 36 PGS 130-132 LOT 39 OR 4262 PG 1566

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	21x12	First	12	21
Primary Bathroom	14x13	First	13	14
Kitchen	16x15	First	15	16
Bedroom 2	16x11	First	11	16
Bedroom 3	16x11	First	11	16
Family Room	20x15	First	15	20
Dining Room	12x11	First	11	12
Living Room	18x18	First	18	18
Balcony/Porch/Lanai	30x14	First	14	30
Foyer	11x7	First	7	11
Bathroom 2	8x8	First	8	8
Laundry	12x6	First	6	12

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Lighting, Rain Gutters, Shade Shutter(s), Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Propane, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**WindowFeatures:** Blinds, Shades, Shutters, Window Treatments

**PoolFeatures:** Chlorine Free, Gunite, In Ground, Lighting, Screen Enclosure

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Garage Door Opener, Golf Cart Parking, Oversized

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Supra Lock Box, Appointment Only, Lock Box Electronic-CBS Code Required, See Remarks, ShowingTime



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