# 13411 HERITAGE PRESERVE DRIVE FORT MYERS FL 33905

https://candiscarmichael.com

Virtually Staged. LUXURY GOLF & RESORT LIVING AT VERANDAH. Welcome to HERITAGE PRESERVE AT VERANDAH, where championship golf, resort-style amenities, and Southwest Florida’s sought-after lifestyle come together in one exceptional gated community. Residents enjoy 36 HOLES OF CHAMPIONSHIP GOLF designed by Jack Nicklaus and Bob Cupp, a beautifully renovated River House overlooking the Orange River, […]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2064 sq ft

## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Office ID:** MFR260000779

**Status:** Active

**MLS ID:** MFRTB8518939


### Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com


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## Description

**Virtual Tour:** https://www.propertypanorama.com/instaview/stellar/TB8518939

## Basics

**Bathrooms Full:** 2
**Bathrooms Half:** 1
**Date added:** Added 2 hours ago
**Category:** Single Family Residence
**Type:** Residential
**Bedrooms: 3** beds
**Bathrooms: 3** baths
**Half baths: 1** half bath
**Floors: 1** floor
**Area, sq ft: 2064** sq ft
**Lot size, sq ft: 11517** sq ft
**Year built:** 2025
**View:** Water
**SubdivisionName:** HERITAGE PRESERVE
**ListOfficeName:** CHARLES RUTENBERG REALTY INC
**GarageSpaces:** 2
**ListAOR:** mfrmls

## Location Details

**Township:** 43
**Road Surface Type:** Paved

## Property Features


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**Interior Features:** Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

**Appliances:** Dishwasher, Disposal, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator

**Flooring:** Carpet, Tile

**Laundry Features:** Inside, Laundry Room

**Waterfront YN:** Yes

**Waterfront Features:** Pond

**Parking Features:** Garage Door Opener, Ground Level, Oversized

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Sliding Doors

**Roof:** Tile

**Security Features:** Smoke Detector(s)

**Window Features:** Double Pane Windows, Low-Emissivity Windows

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

**Vegetation:** Trees/Landscaped

**View:** Water

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central, Natural Gas

**Furnished:** Unfurnished

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

## Property Details

**Subdivision Name:** HERITAGE PRESERVE

**Parcel Number:** 29-43-26-L4-46000.1730

**Levels:** One

**Direction Faces:** Southwest

**New Construction YN:** Yes

**Builder Name:** NEAL COMMUNITIES

**Builder Model:** White Star

**Foundation Details:** Slab

**Construction Materials:** Stucco

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

**Property Condition:** Completed

## Association Information


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**Association YN:** Yes

**Association Fee:** 4544

**Association Fee Frequency:** Annually

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

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

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** $3,696

**Tax Other Annual Assessment Amount:** 1945

**Tax Legal Description:** HERITAGE PRESERVE PARCELS 131

**Tax Lot:** 173

## Rooms

| Room type | Dimensions | Level | Length | Width |
|---|---|---|---|---|
| Kitchen | 11.5x13.3 | First | 13.3 | 11.5 |
| Primary Bedroom | 16.2x13.11 | First | 13.11 | 16.2 |
| Great Room | 14.8x23.4 | First | 23.4 | 14.8 |

## Amenities & Features


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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**WindowFeatures:** Double Pane Windows, Low-Emissivity Windows

**ExteriorFeatures:** Sliding Doors

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

**Features:** Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)

**Amenities:** Dishwasher, Disposal, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator

## Building Details

**NewConstructionYN:** Yes

**Heating:** Central, Natural Gas

**Exterior material:** Stucco

**Roof:** Tile

**Parking:** Garage Door Opener, Ground Level, Oversized

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only, No Lockbox, See Remarks, ShowingTime


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