#### 14091 HERITAGE LANDING BOULEVARD PUNTA GORDA FL 33955

https://candiscarmichael.com









Step into your Florida life, not just another condo. Welcome to your top-floor Arbor residence in Heritage Landing Golf & Country Club—where every day begins and ends with a view. From the 4th floor you'll enjoy sweeping vistas of the golf course, peaceful preserve, stunning sunsets, and even Charlotte Harbor in the distance. It's the [...]

- 2 beds
- 2 baths
- Residentia
- Condominium
- Activ
- 1194 sa ft



# **Courtesy of**

**Listing Office:** EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFRC7517608

**Description** 



#### Call us now

Phone: 727-888-3292



### **Basics**

**Unit Number: 143** 

Date added: Added 3 hours ago

**Type:** Residential

Bathrooms: 2 baths

Floors: 4 floors

Lot size, sq ft: 0 sq ft

**UnitNumber: 143** 

**SubdivisionName:** HERITAGE LNDG PH I BLDG #1

ListAOR: mfrmls

**Bathrooms Full: 2** 

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths Area, sq ft: 1194 sq ft

Year built: 2020

View: Golf Course, Trees/Woods, Water

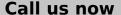
ListOfficeName: EXP REALTY LLC

#### **Location Details**

**Township:** 42S **Road Surface Type:** Asphalt, Paved

## **Property Features**





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

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

Flooring: Carpet, Ceramic Tile

Laundry Features: Electric Dryer Hookup, Inside, Laundry Closet, Washer Hookup

Patio And Porch Features: Patio, Screened

Parking Features: Covered

Carport YN: Yes

Roof: Tile

Carport Spaces: 1

Pets Allowed: Breed Restrictions, Cats OK,

**Exterior Features:** Hurricane Shutters, Lighting, Private Mailbox, Sidewalk

Dogs OK, Number Limit, Yes

Security Features: Fire Sprinkler System, Gated Community, Security Gate, Smoke

Detector(s)

Window Features: Shutters

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

Connected

Vegetation: Mature Landscaping,

Trees/Landscaped, Wooded

View: Golf Course, Trees/Woods, Water

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Electric

Furnished: Unfurnished

Lot Features: Landscaped, On Golf Course,

Sidewalk, Paved

## **Property Details**

**Subdivision Name:** HERITAGE LNDG PH I BLDG #1 **Parcel Number:** 422317811015

**Property Attached YN: Yes** Levels: One

**Direction Faces:** East Builder Model: Arbor

Foundation Details: Slab Construction Materials: Block. Stucco

**Listing Terms:** Cash, Conventional **Property Condition:** Completed

### Association Information



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**Association Fee Includes:** Guard - 24 Hour, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Sewer, Trash, Water

**Association Amenities:** 

Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Pickleball Court(s), Pool, Sauna, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Restaurant, Sidewalks, Stream Seasonal, Tennis Court(s), Street Lights

#### Fees&Taxes

Tax Year: 2025 Tax Annual Amount: \$5,443

**Tax Other Annual Assessment** Tax Legal Description: THL 001 0001 0143 TERRACE I AT

HERITAGE LANDING PHASE 1 BUILDING 1 UNIT 143

4585/263 4933/460

**Tax Lot:** 143

**Amount:** 1866

## **Green Building Info**

Green Water Conservation: Irrigation-Reclaimed Water

## Rooms





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	Room type	Level
Foyer		First
Living Room		First
Dining Room		First
Kitchen		First
Primary Bedroom		First
Primary Bathroom		First
Bedroom 2		First
Bathroom 2		First

# **Amenities & Features**





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Waterfront available: No AttachedGarageYN: No

PoolPrivateYN: No

**Security Features:** Fire Sprinkler System, Gated Community, Security Gate, Smoke

Detector(s)

WindowFeatures: Shutters

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

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

GarageYN: No
FireplaceYN: No
Cooling: Central Air

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community -Guard, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Restaurant, Sidewalks, Stream Seasonal, Tennis Court(s), Street Lights

ExteriorFeatures: Hurricane Shutters, Lighting,

Private Mailbox, Sidewalk

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

# **Building Details**

NewConstructionYN: No Heating: Central, Electric

**Exterior material:** Block, Stucco **Roof:** Tile

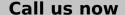
**Parking:** Covered

### **Miscellaneous**

Ownership: Condominium Occupant Type: Vacant

Other Equipment: Irrigation Equipment Showing Requirements: Showing Time





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