

1500 HEATHER RIDGE BOULEVARD DUNEDIN FL 34698

<https://candiscarmichael.com>



Price adjustment recently made. Welcome to this Dunedin 2/2 villa in the 55+ community of Heather Ridge (owner must be 55+ and any other occupant must be 18+). It is clean and move-in ready. No flood insurance is required and no proposed assessments! Your cover carport is just outside your front door. Your maintenance free [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1360 sq ft



Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Courtesy of

**Listing Office:** COLDWELL BANKER REALTY

**Status:** Active

**Office ID:** MFR260010123

**MLS ID:** MFRU8230761

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## Description

**Virtual Tour:** <https://virtual-tour.aryeo.com/sites/yrbarll/unbranded>

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## Basics

**Unit Number:** 108

**Date added:** Added 3 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 60974 sq ft

**UnitNumber:** 108

**ListOfficeName:** COLDWELL BANKER REALTY

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1360 sq ft

**Year built:** 1987

**SubdivisionName:** HEATHER RIDGE

**ListAOR:** mfrmls

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## Location Details

**Township:** 28

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Dunedin Highland  
Middle-PN

**Road Surface Type:** Asphalt

**Elementary School:** Garrison-Jones  
Elementary-PN

**High School:** Dunedin High-PN

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, L Dining, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile, Wood

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

**Carport YN:** Yes

**Pets Allowed:** No

**Roof:** Shingle

**Window Features:** Aluminum Frames, Blinds, Drapes, Rods

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** City Limits, In County, Landscaped, Level, Sidewalk, Paved

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

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

**Parking Features:** Covered, Ground Level, Guest

**Carport Spaces:** 1

**Exterior Features:** Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Tennis Court(s)

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

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer Connected, Street Lights, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

**Accessibility Features:** Accessible Approach with Ramp, Accessible Bedroom, Accessible Closets, Accessible Common Area, Accessible Doors, Accessible Electrical and Environmental Controls, Accessible Entrance, Accessible Full Bath, Visitor Bathroom, Accessible Hallway(s), Accessible Kitchen, Accessible Kitchen Appliances, Accessible Central Living Area, Accessible Washer/Dryer, Central Living Area

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## Property Details

**Subdivision Name:** HEATHER RIDGE

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 25-28-15-38038-000-1080

**Direction Faces:** East

**Construction Materials:** Block, Stucco

**Property Condition:** Completed



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## Association Information

**Association YN:** Yes

**Association Fee:** 480.03

**Association Fee  
Frequency:** Monthly

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Private Road, Sewer, Trash, Water

**Association Amenities:**  
Cable TV, Maintenance, Pool, Shuffleboard Court, Vehicle Restrictions

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Community Mailbox, Deed Restrictions, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Sidewalks

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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:**  
\$352

**Tax Legal Description:** HEATHER RIDGE NORTH IV CONDO UNIT 108

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## Green Building Info

**Green Water Conservation:** Irrigation-Reclaimed Water

**Green Indoor Air Quality:** No Smoking-Interior Buildg

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## Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	13x16	First	16	13
Dining Room	9x13	First	13	9
Primary Bedroom	12x15	First	15	12
Bedroom 1	12x12	First	12	12
Kitchen	9x14	First	14	9
Florida Room	10x23	First	23	10
Primary Bathroom	5x10	First	10	5
Bathroom 1	5x8	First	8	5

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

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

**WindowFeatures:** Aluminum Frames, Blinds, Drapes, Rods

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer Connected, Street Lights, Water Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Community Mailbox, Deed Restrictions, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Sidewalks

**ExteriorFeatures:** Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Tennis Court(s)

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, L Dining, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric, Heat Pump

**Exterior material:** Block, Stucco

**Roof:** Shingle

**Parking:** Covered, Ground Level, Guest

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## Miscellaneous

**Ownership:**  
Condominium

**Disclosures:** Condominium Disclosure Available, Seller Property Disclosure

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, Lock Box Electronic-CBS Code Required, See Remarks, ShowingTime



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