

15073 RIVER BIRCH COURT PUNTA GORDA FL 33955

<https://candiscarmichael.com>



Welcome to resort style living in the highly sought after Heritage Landing Golf & Country Club in Punta Gorda, Florida. This beautifully upgraded Grande Napoli residence showcases spectacular water and golf course views and features one of the largest and most desirable floor plans in the community. Offering over 3,000 square feet of living space, [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3041 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7523002



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://youtu.be/4Q3lZeczLeo>

Basics

Bathrooms Full: 3

Bathrooms Half: 1

Date added: Added 3 hours ago

Category: Single Family Residence

Type: Residential

Bedrooms: 4 beds

Bathrooms: 4 baths

Half baths: 1 half bath

Floors: 2 floors

Area, sq ft: 3041 sq ft

Lot size, sq ft: 9750 sq ft

Year built: 2022

View: Golf Course, Water

SubdivisionName: HERITAGE LANDING GOLF & COUNTRY CLUB

ListOfficeName: EXP REALTY LLC **GarageSpaces:** 3

ListAOR: mfrmls

Location Details

Township: 42

Road Surface Type: Asphalt, Paved

Property Features



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

Flooring: Tile

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

Fireplace Features: Electric, Living Room

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Lighting, Outdoor Grill, Outdoor Kitchen, Private Entrance, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

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

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

View: Golf Course, Water

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Cul-De-Sac, Landscaped, On Golf Course, Sidewalk, Street Dead-End, Paved

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer

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

Fireplace YN: Yes

Parking Features: Driveway, Off Street, Garage

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK, Number Limit

Roof: Tile

Window Features: Blinds, Shutters, Storm Window(s)

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: HERITAGE LANDING GOLF & COUNTRY CLUB

Levels: Two

Builder Model: Grand Napoli

Construction Materials: Block, Stucco

Property Condition: Completed

Parcel Number: 422320203007

Direction Faces: Northwest

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan



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Association Information

Association Fee Includes: Guard - 24 Hour, Pool, Recreational Facilities

Association Amenities:

Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Spa/Hot Tub, Tennis Court(s)

Community Features: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$11,832

Tax Other Annual Assessment Amount: 2649

Tax Legal Description: HTL 002 0000 0448 HERITAGE LANDING PHASE II LOT 448 4909/1558 5000/1497 (9750 SF)

Tax Lot: 448

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
Bedroom 3	First
Bathroom 3	First
Bedroom 4	First
Laundry	First
Great Room	Second
Bathroom 4	Second



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

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

WindowFeatures: Blinds, Shutters, Storm Window(s)

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

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Lighting, Outdoor Grill, Outdoor Kitchen, Private Entrance, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Features: Ceiling Fans(s), Chair Rail, Eat-in Kitchen, Electric, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Walk-In Closet(s), Wet Bar, Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage, Off-street

Heating: Central, Electric

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Private Entrance

Occupant Type: Owner

Showing Requirements: ShowingTime



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