

15073 RIVER BIRCH COURT PUNTA GORDA FL 33955

https://candiscarmichael.com



Imagine having the space of a large single-family home, spectacular WATER AND GOLF COURSE VIEWS, a THREE-CAR GARAGE, room for a PRIVATE POOL—and a coveted GOLF MEMBERSHIP—all within Heritage Landing Golf & Country Club in Punta Gorda. This beautifully upgraded GRANDE NAPOLI features more than 3,000 square feet of living space and a combination especially [...]

- 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



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

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

Basics

Bathrooms Full: 3

Bathrooms Half: 1

Date added: Added 2 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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