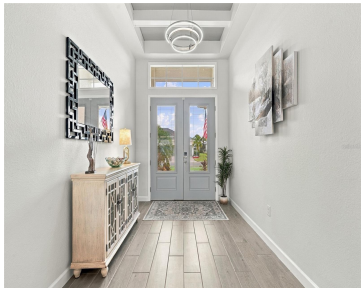


15345 RIVER BIRCH COURT PUNTA GORDA FL 33955

https://candiscarmichael.com



WOW FACTOR OUTDOOR LIVING WITH SPECTACULAR WATER & SUNSET VIEWS! If a custom pool and exceptional outdoor living space are at the top of your wish list, this beautiful SUNSET floor plan in Heritage Landing Golf & Country Club in Punta Gorda, Florida, deserves a closer look! The showstopper is the incredible HEATED SALTWATER POOL [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2668 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7531559

Description



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Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2668 sq ft

Year built: 2024

SubdivisionName: HERITAGE LNDG PH II-B

ListAOR: mfrmls

Date added: Added 1 day ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 10638 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

Location Details

Township: 42S

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Open Floorplan

Flooring: Tile

Patio And Porch Features: Covered, Rear Porch, Screened

Pool Features: In Ground, Gunit, Heated, Lap, Lighting, Pool Alarm, Salt Water, Screen Enclosure

Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Tile

Window Features: Blinds

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

View: Water

Sewer: Public Sewer

Heating: Central, Electric

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

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

Pool Private YN: Yes

Parking Features: Driveway, Garage Door Opener, Ground Level

Attached Garage YN: Yes

Exterior Features: Hurricane Shutters, Rain Gutters, Sidewalk, Smart Irrigation

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

Architectural Style: Coastal

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: HERITAGE LNDG PH II-B

Levels: One

Builder Model: Sunset

Construction Materials: Block, Stucco

Parcel Number: 422320205041

Direction Faces: Northeast

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



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Association Fee Includes: Guard - 24 Hour, Pool, Maintenance Grounds, Management, Recreational Facilities, Security

Association Amenities: Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Maintenance, Pickleball Court(s), Pool, Sauna, Security, 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, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$7,019

Tax Other Annual Assessment Amount: 2649

Tax Legal Description: HTL 02B 0000 0498
HERITAGE LANDING PHASE II-B LOT 498 3405581

Tax Lot: 498

Green Building Info

Green Water Conservation: Irrigation-Reclaimed Water

Rooms



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Room type	Level
Kitchen	First
Living Room	First
Dining Room	First
Den	First
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bathroom 2	First
Bedroom 3	First
Laundry	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

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

WindowFeatures: Blinds

PoolFeatures: In Ground, Gunite, Heated, Lap, Lighting, Pool Alarm, Salt Water, Screen Enclosure

Features: Ceiling Fans(s), Open Floorplan

GarageYN: Yes

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, Street Lights

ExteriorFeatures: Hurricane Shutters, Rain Gutters, Sidewalk, Smart Irrigation

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

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

Building Details

ArchitecturalStyle: Coastal **NewConstructionYN:** No

Heating: Central, Electric **Exterior material:** Block, Stucco

Roof: Tile **Parking:** Driveway, Garage Door Opener, Ground Level

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment, Smart Irrigation

Showing Requirements: ShowingTime



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