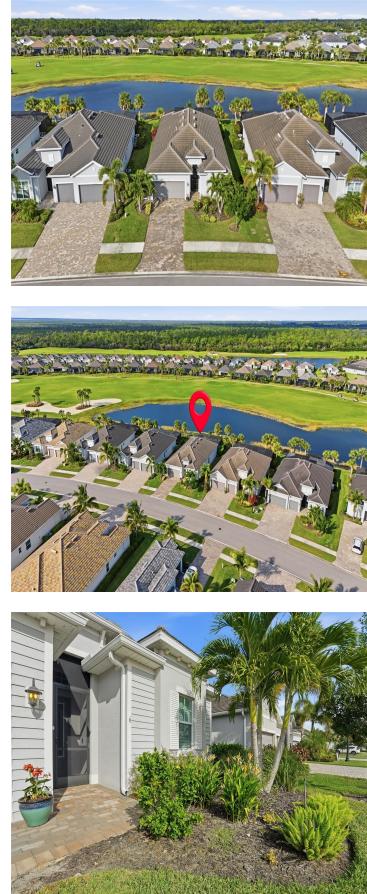


# 25084 GOLDEN FERN DRIVE PUNTA GORDA FL 33955

<https://candiscarmichael.com>



Wow - What a view! Welcome to this stunning, upgraded home with breathtaking views of a tranquil pond and the 16th fairway at Heritage Landing Golf and Country Club in Punta Gorda Florida. Yes, the BUNDLED GOLF MEMBERSHIP is included! From the moment you arrive, you'll feel pride of ownership and attention to detail that [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2224 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRC7516831



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Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

### Virtual Tour:

<https://dl.dropboxusercontent.com/scl/fi/vu52b9488kjutrjo0f2v3/Raw-Videos-UB.mp4?rlkey=b9e56tsa6ghwd078sjq6y4czi&raw=1>

## Basics

**Bathrooms Full:** 3

**Date added:** Added 4 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 3 baths

**Half baths:** 0 half baths

**Area, sq ft:** 2224 sq ft

**Lot size, sq ft:** 9036 sq ft

**Year built:** 2021

**View:** Golf Course, Water

**SubdivisionName:** HERITAGE LANDING GOLF & COUNTRY CLUB

**ListOfficeName:** EXP REALTY LLC

**GarageSpaces:** 2

**ListAOR:** mfrmls

## Location Details

**Township:** 42

**Road Surface Type:** Asphalt, Paved

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments

**Flooring:** Tile

**Patio And Porch Features:** Enclosed, Screened

**Pool Features:** Child Safety Fence, Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure

**Spa Features:** Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

**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 Connected

**View:** Golf Course, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Landscaped, On Golf Course, Oversized Lot, Sidewalk, Paved, Private

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

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

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Number Limit

**Roof:** Tile

**Window Features:** Shutters, Window Treatments

**Vegetation:** Mature Landscaping, Oak Trees, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

## Property Details

**Subdivision Name:** HERITAGE LANDING GOLF & COUNTRY CLUB

**Levels:** One

**Builder Name:** Lennar

**Foundation Details:** Slab

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

**Parcel Number:** 422317253013

**Direction Faces:** Southwest

**Builder Model:** Maria

**Construction Materials:** Block, Stucco



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# Association Information

**Association Fee Includes:** Guard - 24 Hour, Pool, Sewer

**Association Amenities:** Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions

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

## Fees&Taxes

**Tax Year:** 2026

**Tax Annual Amount:** \$9,898

**Tax Other Annual**

**Assessment Amount:** 2507

**Tax Legal Description:** TERN BAY GOLF AND COUNTRY CLUB RESORT LT 199 3249/620 3251/1821 TD3441/2136 CT3934/1396 4343/1454 ORD4491/2056 4713/8 3179196

**Tax Lot:** 199

## Green Building Info

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

## Rooms



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Room type	Level
Living Room	First
Dining Room	First
Kitchen	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Primary Bathroom	First
Bathroom 2	First
Bathroom 3	First
Bedroom 4	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

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

**ExteriorFeatures:** Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**WindowFeatures:** Shutters, Window Treatments

**PoolFeatures:** Child Safety Fence, Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** ShowingTime

**Occupant Type:** Owner

**Other Structures:** Tennis Court(s)



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