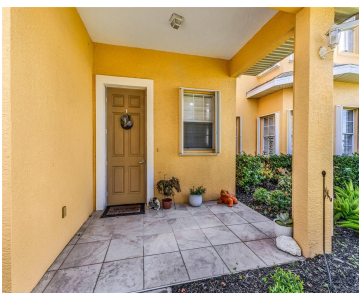


25587 HERITAGE LAKE BOULEVARD PUNTA GORDA FL 33983

https://candiscarmichael.com



Enjoy the space of a single-family home with the convenience of low-maintenance villa living. This impressive 2,572-square-foot pond-view residence offers 3 bedrooms, 3 full bathrooms, a den, two primary suites, a private elevator, and an attached two-car garage. The first floor features the garage and welcoming foyer, while the elevator or staircase provides access to [...]

- 3 beds
- 3 baths
- Residential
- Villa
- Active
- 2572 sq ft



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRC7530965



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: https://youtu.be/D3Kxu_a9gpU

Basics

Unit Number: 43

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2572 sq ft

Year built: 2012

SubdivisionName: LAKE FRONT VLS 2 PH 1/HERITAGE

GarageSpaces: 2

Bathrooms Full: 3

Category: Villa

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 3147 sq ft

UnitNumber: 43

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Location Details

Township: 40S

Road Surface Type: Paved

Elementary School: Deep Creek Elementary **Middle Or Junior School:** Punta Gorda Middle

High School: Charlotte High

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Elevator, High Ceilings, Living Room/Dining Room Combo, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, Lighting, Rain Gutters, Sidewalk

Utilities: Public

Sewer: Public Sewer

Heating: Electric

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Size Limit

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: LAKE FRONT VLS 2 PH 1/HERITAGE

Levels: Two

Foundation Details: Slab

Parcel Number: 402317678003

Direction Faces: East

Construction Materials: Block, Concrete

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association Fee Includes: Guard - 24 Hour, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Pest Control, Recreational Facilities

Association Amenities: Clubhouse, Fitness Center, Gated, Pickleball Court(s), Pool, Tennis Court(s), Vehicle Restrictions

Community Features: Association Recreation - Owned

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount:
\$7,041

Tax Legal Description: LF2 000 0000 0043 LAKEFRONT VILLAS 2 AT
HERITAGE LAKE PARK UNIT 43 3763/1355 DC4615/1270-WJB
4615/1271 4967/617

Tax Lot: 43

Rooms



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Room type	Dimensions	Level	Length	Width
Bedroom 1	20x20	Second	20	20
Bathroom 1	9x6	Second	6	9
Den	10x12	Second	12	10
Bedroom 2	12x14	Second	14	12
Bathroom 2	5x9	Second	9	5
Kitchen	10x20	Second	20	10
Primary Bedroom	16x14	Second	14	16
Primary Bathroom	17x17	Second	17	17
Dining Room	8x16	Second	16	8
Living Room	16x16	Second	16	16
Balcony/Porch/Lanai	8x16	Second	16	8
Foyer	7x10	First	10	7

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation
- Owned

Utilities: Public

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Lighting, Rain
Gutters, Sidewalk

Features: Ceiling Fans(s), Eat-in Kitchen,
Elevator, High Ceilings, Living Room/Dining
Room Combo, Solid Surface Counters, Solid
Wood Cabinets, Stone Counters, Thermostat,
Walk-In Closet(s), Window Treatments

Amenities: Dishwasher, Disposal, Dryer,
Electric Water Heater, Ice Maker, Microwave,
Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation
Equipment

Occupant Type: Owner

Showing Requirements: Combination Lock Box,
ShowingTime



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