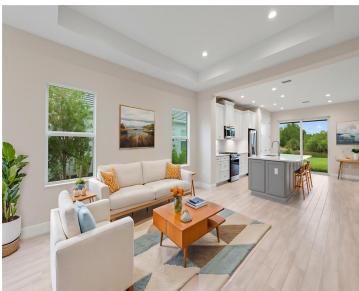


2937 HERITAGE PINES DRIVE FORT MYERS FL 33905

https://candiscarmichael.com



Virtually Staged. There’s a moment when you pull through the gates at Verandah and something just feels right. Maybe it’s the canopy of old Florida oaks, or the way the community hums with activity without ever feeling rushed. Whatever it is, people who find Verandah tend to stay. Here, your days can look however you [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1778 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8519166



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8519166>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1778 sq ft

Year built: 2025

SubdivisionName: HERITAGE PRESERVE

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 8782 sq ft

View: Water

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Location Details

Township: 43

Road Responsibility: Private Maintained Road

Middle Or Junior School: Lee Middle School

Road Surface Type: Paved

Elementary School: River Hall Elementary

High School: East Lee County High School

Property Features



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Interior Features: Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Rear Porch, Screened

Waterfront Features: Pond

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Rain Gutters, Sliding Doors

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

Architectural Style: Coastal, Florida

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Exhaust Fan, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room, Washer Hookup

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener, Ground Level

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Window Features: Insulated Windows, Low-Emissivity Windows

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Underground Utilities, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Lot Features: Cul-De-Sac, In County, Landscaped, Level, Near Golf Course, Sidewalk, Paved

Property Details

Subdivision Name: HERITAGE PRESERVE

Levels: One

New Construction YN: Yes

Builder Model: Imagination 2 - Elevation C2 Coastal

Construction Materials: Block, Stucco

Property Condition: Completed

Parcel Number: 29-43-26-L4-46000.1890

Direction Faces: North

Builder Name: Neal Communities

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan



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Association Information

Association YN: Yes

Association Fee Frequency: Annually

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

Association Fee: 4544

Association Fee Includes: Guard - 24 Hour, Cable TV, Internet, Maintenance Grounds, Management, Pest Control, Private Road, Recreational Facilities, Security

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1945

Tax Lot: 1890

Tax Annual Amount: \$6,887

Tax Legal Description: HERITAGE PRESERVE PARCELS 131

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	14.9x16	First	16	14.9
Kitchen	15x20.8	First	20.8	15
Primary Bedroom	15.1x14.1	First	14.1	15.1

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

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

WindowFeatures: Insulated Windows, Low-Emissivity Windows

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Exhaust Fan, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

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

ExteriorFeatures: Lighting, Rain Gutters, Sliding Doors

Features: Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Building Details

ArchitecturalStyle: Coastal, Florida

NewConstructionYN: Yes

Heating: Central, Electric, Heat Pump

Exterior material: Block, Stucco

Roof: Tile

Parking: Driveway, Garage Door Opener, Ground Level

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, No Lockbox, ShowingTime



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