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

Office ID: MFR260000779

Status: Active

MLS ID: MFRTB8519166

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

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 2 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

Call us now

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

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

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)

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

Flooring: Carpet, Tile

Laundry Features: Inside, Laundry Room, Washer Hookup

Patio And Porch Features: Covered, Rear Porch, Screened

Waterfront YN: Yes

Waterfront Features: Pond

Parking Features: Driveway, Garage Door Opener, Ground Level

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Lighting, Rain Gutters, Sliding Doors

Roof: Tile

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

Window Features: Insulated Windows, Low-Emissivity Windows

Architectural Style: Coastal, Florida

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

Vegetation: Trees/Landscaped

View: Water

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Electric, Heat Pump

Furnished: Unfurnished

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

Property Details

Subdivision Name: HERITAGE PRESERVE

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

Levels: One

Direction Faces: North

New Construction YN: Yes

Builder Name: Neal Communities

Builder Model: Imagination 2 - Elevation C2 Coastal

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Property Condition: Completed

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Association Fee: 4544

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

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

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $6,887

Tax Other Annual Assessment Amount: 1945

Tax Legal Description: HERITAGE PRESERVE PARCELS 131

Tax Lot: 1890

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

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

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

Heating: Central, Electric, Heat Pump

Roof: Tile

NewConstructionYN: Yes

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener, Ground Level

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Appointment Only, No Lockbox, ShowingTime

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc

THE STANDARD OF EXCELLENCE