

3075 HERITAGE PINES DRIVE FORT MYERS FL 33905

https://candiscarmichael.com



Virtually Staged. There are places you visit, and places you never want to leave. Verandah falls firmly in the second category. Set behind a private gate in Fort Myers, this is a community designed around living well — on your terms, at your pace. Two championship golf courses by Jack Nicklaus and Bob Cupp make [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2079 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8519729



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8519729>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 7549 sq ft

View: Trees/Woods

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 2079 sq ft

Year built: 2026

SubdivisionName: HERITAGE PRESERVE

GarageSpaces: 3

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: Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, 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

Garage YN: Yes

Garage Spaces: 3

Exterior Features: 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, Humidity Control

Furnished: Unfurnished

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

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

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: Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Lot Features: In County, Landscaped, Level, Near Golf Course, Sidewalk, Paved

Property Details

Subdivision Name: HERITAGE PRESERVE

Levels: One

New Construction YN: Yes

Builder Model: Brillance

Construction Materials: Block, Stucco

Property Condition: Completed

Parcel Number: 29-43-26-L4-46000.2090

Direction Faces: Southeast

Builder Name: Neal Communities

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information



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Association YN: Yes

Association Fee Frequency: Annually

Community Features: Buyer Approval Required, 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: 2090

Tax Annual Amount: \$2,978

Tax Legal Description: HERITAGE PRESERVE PARCELS 131 EAST & 131 WEST LOT_209

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	14.6x23	First	23	14.6
Kitchen	11.5x13.5	First	13.5	11.5
Primary Bedroom	16.1x14.2	First	14.2	16.1

Amenities & Features

Waterfront available: No

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, Humidity Control

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

ExteriorFeatures: Rain Gutters, Sliding Doors

Features: Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, 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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