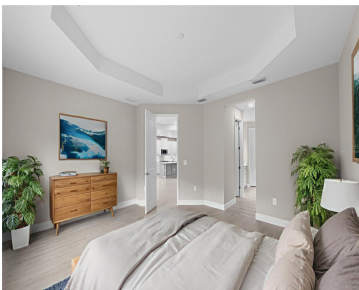
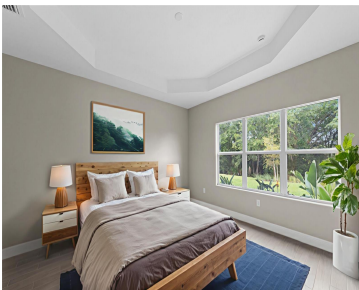


3099 HERITAGE PINES DRIVE FORT MYERS FL 33905

https://candiscarmichael.com



Virtually Staged. You’ve worked hard for this. Verandah is what that looks like on the other side. Behind the gates of this Fort Myers community, life slows down in the best possible way. Thirty-six holes of CHAMPIONSHIP GOLF designed by Jack Nicklaus and Bob Cupp give you plenty of reasons to get outside, and the [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2332 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8519480



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8519480>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2332 sq ft

Year built: 2026

SubdivisionName: HERITAGE PRESERVE

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 8104 sq ft

View: Trees/Woods

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: 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: 2

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: 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: Triumph

Construction Materials: Block, Stucco

Property Condition: Completed

Parcel Number: 29-43-26-L4-46000.2110

Direction Faces: South

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: 7631

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: 2110

Tax Annual Amount: \$3,024

Tax Legal Description: HERITAGE PRESERVE PARCELS 131 EAST & 131 WEST LOT_211

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	15.1x18.7	First	18.7	15.1
Kitchen	12.9x14.9	First	14.9	12.9
Primary Bedroom	17.1x16.2	First	16.2	17.1

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: No Lockbox, See Remarks, ShowingTime



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