

3542 FAIRWATERS COURT CLERMONT FL 34711

<https://candiscarmichael.com>



Resort-Style Living in Heritage Hills - A 55+ Community in Clermont!
Welcome to Heritage Hills, one of Clermont's most sought-after active adult communities, where luxury, convenience, and lifestyle come together in perfect harmony! This beautifully upgraded St. Marten villa offers 2 spacious bedrooms, 2 full bathrooms, a flex room/office, and a one-car garage—designed for both [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1374 sq ft



Courtesy of

Listing Office: MARK SPAIN REAL ESTATE

Status: Active

Office ID: MFR261019292

MLS ID: MFRO6359127



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6359127>

Basics

Unit Number: D

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1374 sq ft

Year built: 2017

SubdivisionName: HERITAGE HILLS PH 6B

GarageSpaces: 1

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 2852 sq ft

UnitNumber: D

ListOfficeName: MARK SPAIN REAL ESTATE

ListAOR: mfrmls

Location Details

Township: 23

Road Surface Type: Paved

Property Features

Interior Features: Ceiling Fans(s) **Appliances:** Dishwasher, Microwave, Range, Refrigerator

Flooring: Carpet, Ceramic Tile

Laundry Features: Electric Dryer Hookup, Washer Hookup

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 1

Pets Allowed: Yes

Exterior Features: Sliding Doors

Roof: Shingle

Utilities: Public

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central



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THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: HERITAGE HILLS PH 6B

Levels: One

Direction Faces: North

Construction Materials: Block, Stucco

Parcel Number: 03-23-26-0116-000-004D0

Property Attached YN: Yes

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Pool, Sauna, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s)

Association Fee: 447

Association Fee Includes: Pool, Maintenance Grounds, Management, Private Road

Community Features: Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks

Fees&Taxes

Tax Year: 2024

Tax Legal Description: HERITAGE HILLS PHASE 6B PB 68 PG 6-7 LOT 4D ORB 4974 PG 900

Tax Annual Amount: \$2,473

Tax Lot: 4D

Rooms



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| Room type | Level |
|-----------------|-------|
| Kitchen | First |
| Living Room | First |
| Primary Bedroom | First |

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Pool, Sidewalks

Utilities: Public

Amenities: Dishwasher, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sliding Doors

Features: Ceiling Fans(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Vacant



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