

3542 FAIRWATERS COURT CLERMONT FL 34711

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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



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



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## Description

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

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## 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

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## Location Details

**Township:** 23

**Road Surface Type:** Paved

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## 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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## 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

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## 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

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## 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

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## 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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