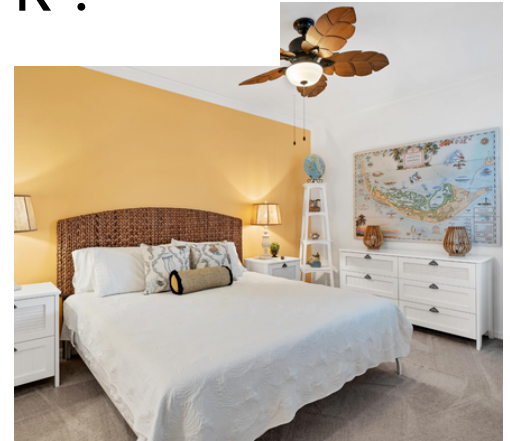




STUNNING DECOR!



AMAZING VIEW!



2 Bedrooms



2 Baths, Storage
Closet, Carport!



ONLY \$329K!



14041 Heritage
Landing Blvd #636

"THE BIRKDALE"

GOLF MEMBERSHIP INCLUDED!

- RARELY AVAILABLE THIRD FLOOR BIRKDALE! Super private! Surrounded by preserve on 2 sides! No neighboring buildings!
- SHOWS BETTER A MODEL! Custom paint, designer lighting, designer lighting & more! Extra window gives tons of sunlight!
- FURNISHINGS NEGOTIABLE on a separate bill of sale! Excellent as rental or personal use!



Luxury Real Estate Advisors

Crimaldi & Associates

Talk | Text: 239.270.1249

Joe@BuyFLA.com

Talk | Text: 239.269.7911

Alisa@BuyFLA.com

BIRKDALE



2 Bedrooms | 2 Baths



1,154 Sq. Ft. Living A/C
 25 Sq. Ft. Entry
 104 Sq. Ft. Lanai

1,283 Sq. Ft. Total

LENNAR



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

HERITAGE  LANDING

GOLF & COUNTRY CLUB

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C7488646 14041 HERITAGE LANDING BLVD, #636, PUNTA GORDA, FL 33955

County: Charlotte
Subdiv: HERITAGE LANDING GOLF & COUNTRY CLUB
Subdiv/Condo:
Beds: 2
Baths: 2/0
Pool: Community
Property Style: Condominium
Lot Features: Landscaped, On Golf Course, Sidewalks, Street Dead-End, Street Paved
Total Acreage:
Minimum Lease Period: 1 Month
Garage: No **Attch:** **Spcs:**
Garage/Parking Features: Assigned Parking, Covered Parking, Deeded, Guest Parking
New Construction: No
Property Condition: Completed
Builder Name: Lennar
Builder Model: Birkdale
LP/SqFt: \$274.62
Home Warranty Y/N:
Flood Zone Code: 10AE
Total Annual Assoc Fees: 10,454.00
Average Monthly Fees: 871.17

Status: Active
List Price: \$329,000
Year Built: 2022
Special Sale: None
ADOM: 0
CDOM: 0
Pets: Yes
Max Times per Yr: 12
Carport: Yes **Spcs:** 1
Permit Number:
Proj Comp Date:

Heated Area: 1,198 SqFt / 111 SqM
Total Area: 1,283 SqFt / 119 SqM

**** DON'T BE FOOLED! THE ONLY WAY TO ACCESS THE GOLF COURSE DURING SEASON IS TO OWN A GOLF MEMBERSHIP PROPERTY! **** This home includes a deeded golf membership meaning you will be able to enjoy Punta Gorda's top championship golf course year round with extremely low fees! **** GOLF MEMBERSHIP INCLUDED! **** If you love privacy, this is the home for you!!! Best of the best! You'll love this meticulously maintained, highly sought after "Birkdale" floorplan. No expense was spared when decorating this home -these gorgeous furnishings and accessories are offered turnkey furnished on a separate bill of sale. This peaceful setting is like no other, offering breathtaking sunset views overlooking the 11th green and lake, all framed in by the beautiful preserve on two sides! This home showcases many great upgrades including designer lighting, crown molding, custom paint, granite counters, stainless steel appliances, and more! What's more, this is one of a select few Birkdales which offer an additional window and unique window arrangement - all resulting in tons of sunlight and a corner screened in lanai offering additional privacy from your neighbors! **** DON'T BE FOOLED! THE ONLY WAY TO ACCESS THE GOLF COURSE DURING SEASON IS TO OWN A GOLF MEMBERSHIP PROPERTY! **** This home includes a deeded golf membership meaning you will be able to enjoy Punta Gorda's top championship golf course year round with extremely low fees! Purchase of this home also includes full access to all of Heritage Landing's amazing amenities including guard gated entry, resort amenities center featuring resort style pool with lap lanes, tiki bar with full bar and full menu, state of the art fitness center, separate aerobics room, full service spa offering nails massage and facials, saunas and more! You'll also have full access to the 6 har tru tennis courts, 6 pickleball courts, and 2 boccee courts! Currently under construction, the grande clubhouse will showcase two additional restaurants including fine and casual dining, as well as an indoor/outdoor bar. Located among the Burnt Store Corridor growth boom, this is the perfect home for either personal use or as a rental property! This is a true show shopper and won't last long! Call for your personal showing today!

Land, Site, and Tax Information

Legal Desc: TERRACE III AT HERITAGE LANDING PHASE 2 BLDG 6 UNIT 636 5004/2002 L/E3286217
SE/TP/RG: 23-42-20
Subdivision #:
Between US 1 & River:
Tax ID: 422317814052
Taxes: \$5,360
Homestead: No **CDD:** Yes
AG Exemption YN:
Add Parcel: No **# of Parcels:**
Ownership: Condominium
SW Subd Condo#:
Development:
Flood Zone: 10AE
Floors in Unit/Home: One
Bldg Name/#: 2
Book/Page:
MH Make:
Land Lease Y/N: No **Land Lease Fee:**
Planned Unit Dev:
Lot Dimensions:
Existing Lease/Tenant: No
Days Notice To Tenant If Not Renewing:
Water Frontage:No
Water Access: No
Water View: Yes-Lake
Addtl Water Info:

Zoning: PD
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
Annual CDD Fee: 1,103
Block/Parcel:
Front Exposure: East
Lot #: na
Other Exemptions:

Additional Tax IDs:
Complex/Comm Name: HERITAGE LANDING
SW Subd Name: Heritage Landing
Flood Zone Date:
Floor #: 3
Total # of Floors: 4
Census Block:
MH Model:
Total Units:
Flood Zone Panel:
Census Tract:
MH Width:

Lot Size Acres: 0.00
Monthly Rental Amount:
Month To Month Or Weekly Y/N: No
Lot Size: SqFt / SqM
End Date of Lease:

Waterfront Ft: 0
Water Name:
Water Extras: No

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Flooring Covering: Carpet, Tile
Security Feat: Fire Sprinkler System, Gated Community, Smoke Detector(s)
Total Area Source: Builder
Window Features: Blinds, Impact Glass/Storm Windows
Furnishings:Optional
Heated Area Source:Public Records
Laundry Features: Inside, Laundry Closet
Fireplace: No
Accessibility Features:
Utilities: Public, Street Lights, Underground Utilities
Water: Public
of Wells:
Sewer: Public Sewer
of Septics:

Additional Rooms: Formal Dining Room Separate, Storage Rooms

Interior Feat: Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, High Ceiling(s), In Wall Pest System, Open Floorplan, Smart Home, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Appliances Incl: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Living Room	First	16x14			
Dining Room	First	13x12			
Primary Bedroom	First	11x14		Walk-in Closet	
Bedroom 2	First	10x12		Built-in Closet	
Kitchen	First	10x12			
Balcony/Porch/Lanai	First	12x8			

Exterior Information

Other Structures: Storage

Ext Construction: Block, Concrete, Stucco

Roof: Tile

Foundation: Block, Slab

Property Attached Y/N: No
Garage Dim:

Property Description:

Architectural Style: Custom

Ext Features: Irrigation System, Rain Gutters, Sidewalk, Sliding Doors, Storage

Other Equipment:

Patio And Porch Features: Rear Porch, Screened

Pool: Community

Pool Dimensions:

Spa and Features: No

Pool Features: Heated, In Ground

Vegetation: Trees/Landscaped

View: Golf Course, Trees/Woods, Water

Farm Type:

Barn Features:

Horse Amenities:

Fencing:

of Stalls:

Paddocks/Pastures:

Road Surface Type: Paved

Road Responsibility:

Green Features

Disaster Mitigation:

Green Water Features:

Indoor Air Quality:

Green Landscaping:

Green Energy Features:

Green Sustainability:

Green Energy Generation:

Solar Panel Ownership:

Community Information

Community Features: Deed Restrictions, Fitness Center, Golf Carts OK, Golf Community, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalk, Special Community Restrictions, Tennis Courts

Fee Includes: Common Area Taxes, Community Pool, Escrow Reserves Fund, Maintenance Exterior, Maintenance Grounds, Manager, Pest Control, Pool Maintenance, Recreational Facilities, Sewer, Trash, Water

Association Amenities: Elevators, Fitness Center, Gated, Golf Course, Maintenance, Optional Additional Fees, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions

HOA / Comm Assn: Yes

HOA Fee: \$466

HOA Pmt Sched: Quarterly

Mo Maint\$(add HOA): \$0

Master Assn/Name: Yes / Heritage Landing Master HOA

Master Assn Fee: \$510.00 / Quarterly

Master Assn Ph: 941-347-2222

Monthly HOA Amount: \$155

Other Fee: \$750.00 / Annual

Monthly Condo Fee: \$483

Condo Fee: \$1,450 / Quarterly

Housing for Older Per: No

Affidavit:

Expire/Renewal Date:

FCHR Website Y/N:

of Pets: 3

Pet Size: Large (61-100 Lbs.)

Max Pet Wt: 100

Pet Restrictions: Owners may have up to 3 pets, 2 of which may be dogs up to 100 lbs. No dangerous breeds.

Elementary School: [East Elementary](#)

Middle School: [Punta Gorda Middle](#)

High School: [Charlotte High](#)

Can Property be Leased: Yes

Building Elevator Y/N: Yes

Association Approval Required: No

Years of Ownership Prior to Leasing Required: No

Lease Restrictions: Yes

Maximum Times Per Year: 12

Minimum Lease Period: 1 Month

Approval Process: Buyers and tenants must submit application 14 days prior for informational purposes.

Additional Lease Restrictions: please see rules and regulations, avail upon request.

Amenities w/Addnl Fees: Current Food and beverage minimum is \$500. Clubhouse with fine and casual dining and bar coming soon. Annual Food & Bev min will be \$750 upon completi

ANNUAL ASSOCIATION FEES

Heritage Landing Master HOA	\$ 510.00	quarterly
Heritage Landing Golf Club	\$ 466.00	quarterly
Terrace III at Heritage Landing Condo	\$1,450.00	quarterly
Total	\$2,426.00	Quarterly
AVG MONTHLY	\$ 808.67	

Includes water, sewer, insurance of the exterior, building reserves, irrigation water, access to all amenities, AND Golf Dues! Golf owners pay only \$30+tax per person per round to play golf!