

**25013 HALLIANA LANE, Punta Gorda, FL, 33955**

Single Family Home

Bedroom: 3

Bathroom: 3 Full / 0 Half

Square feet: 2445 A/C & 3298.00 Total

Neighborhood: Heritage Landing, Punta Gorda

Prior Taxes: \$ 1

Water View: Lake

Year Built: 2023

MLS: C7476662

Listed By: CRIMALDI & ASSOCIATES, LLC

**** 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! **MOST ANTICIPATED HOMESITE IN HERITAGE LANDING!!!** When only the best will

do!!! This is the BEST homesite located at the end of the cul-de-sac on prestigious Halliana Lane! Complete privacy! No homes in the view from your backyard! GOLF MEMBERSHIP INCLUDED! BRAND NEW!! NEVER LIVED IN! This stunning Summerville offers THE BEST view in Heritage Landing! Overlooks the 12th Green, Lakes & stunning treeline! You'll love the spacious Owner's Suite with dual vanities and huge walk-in shower! Plenty of room for guests to have their privacy with the split bedroom floorplan that includes a bathroom for each bedroom. Extra Den/Flex area that could be used as an office or 4th bedroom. Plank tile flooring throughout (no carpet) soaring 10' ceilings, 8' doors, tray ceilings, granite countertops, white shaker cabinets, stainless steel appliances, smart home with electronic locks, wifi thermostat, impact doors & windows and SO MUCH MORE!! Ownership of this beautiful home includes full use of resort-style amenities such as guard-gated entry, Gordon Lewis Championship 18-Hole Golf Course, aqua driving range, chipping & putting green, resort-style pool w dedicated lap lanes, Pool café offering full bar & menu, state of the art fitness center, separate aerobics room, full-service spa, men's and women's saunas, 6 har tru tennis courts, 6 pickleball courts, 2 bocce courts & more! Grand clubhouse offering fine & casual dining as well as indoor and outdoor bar is scheduled to break ground soon! All of these amazing amenities are INCLUDED in your low HOA fees! ** SUPER LOW FEES OF APPROX \$472 PER MONTH includes lawn maintenance, irrigation water, access to resort amenities AND golf dues!!! ** HURRY! WON'T LAST! SCHEDULE A TOUR TODAY!