

# 3795 SANIBEL ST

<https://theteamjimenez.com>



**\$499,899**



Welcome to this gorgeous, move-in ready home perched atop one of the highest points in the highly sought-after 55+ community of Heritage Hills. This beautifully maintained residence combines elegance, comfort, and modern convenience — all set in a serene, resort-style neighborhood. From the moment you arrive, you'll be impressed by the charming stone exterior, meticulously [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2196 sq ft



## Basics



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

**Category:** Single Family Residence  
**Status:** Active  
**Bathrooms:** 2 baths  
**Total rooms:** 12  
**Lot size:** 10705 sq ft  
**ListOfficeName:** KELLER WILLIAMS  
ELITE PARTNERS III REALTY  
**Zoning:** PUD  
**Bathrooms Full:** 2  
**Homestead:** 1  
**Flood Zone Date:** 2012-12-18  
**OccupantType:** Vacant  
**AssociationYN:** 1  
**LotSizeAcres:** 0.25

**Type:** Residential  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Area:** 2196 sq ft  
**Year built:** 2012  
**Parcel Number:** 032326010000000200  
**GarageSpaces:** 3  
**Minimun Lease:** 8-12 Months  
**Flood Zone Code:** X  
**Listing Contract Date:** 2025-09-11  
**AdditionalRooms:** Breakfast Room Separate,  
Den/Library/Office, Family Room, Formal Dining  
Room Separate  
**PhotosCount:** 65  
**List Agent MLS ID:** 643500631

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	17x15	First	15	17
Dinette	11x9	First	9	11
Kitchen	12x13	First	13	12
Dining Room	13x11	First	11	13
Den	13x13	First	13	13
Bathroom 1	10x5	First	5	10
Bedroom 2	14x11	First	11	14
Primary Bathroom	8x12	First	12	8
Primary Bedroom	20x16	First	16	20
Laundry	6x7	First	7	6
Bedroom 3	14x10	First	10	14
Balcony/Porch/Lanai	24x13	First	13	24

## Building Details



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**Sewer:** Public Sewer

**Foundation Details:** Slab

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 3308 sq ft

**Levels:** One

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener

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## Amenities & Features

**Features:** Ceiling Fan(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Skylight(s), Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s)

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, No Truck/RV/Motorcycle Parking, Pool, Sidewalks, Tennis Court(s)

**PoolFeatures:** Heated, In Ground, Lap, Lighting

**Patio & Porch Features:** Covered, Rear Porch, Screened

**GarageYN:** Yes

**Cooling:** Central Air

**Heating:** Central

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**ExteriorFeatures:** Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

**PoolPrivateYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$5,470.56

**CDDYN:** -81.700191, 28.508818,

**Total Monthly Fees:** \$455.88



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