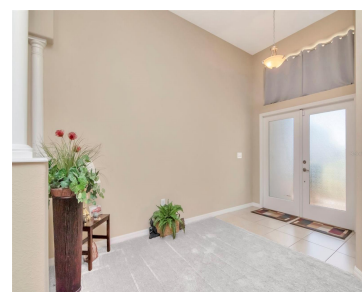
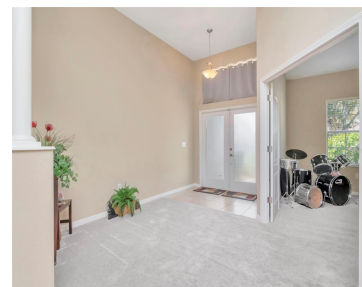


# 13247 GRAHAM YARDEN DRIVE RIVERVIEW FL 33579

<https://candiscarmichael.com>



Welcome to 13247 Graham Yarden Drive, located in the highly sought-after South Fork community of Riverview. This spacious home offers the perfect combination of comfort, functionality, and opportunity with an inviting open-concept floor plan designed for both entertaining and everyday living. Featuring generous living spaces, 4 bedrooms, 3 bathrooms and a 3 car garage this spacious [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2639 sq ft



## Courtesy of

**Listing Office:** COMPASS FLORIDA LLC

**Status:** Active

**Office ID:** MFR249532121

**MLS ID:** MFRTB8506162



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8506162>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2639 sq ft

**Year built:** 2008

**ListOfficeName:** COMPASS FLORIDA LLC

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8827 sq ft

**SubdivisionName:** SOUTH FORK UNIT 9

**GarageSpaces:** 3

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## Location Details

**Township:** 31

**Elementary School:** Summerfield Crossing Elementary

**High School:** Sumner High School

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Eisenhower-HB

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## Property Features



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**Interior Features:** High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Covered, Porch

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Built-In Oven, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Sidewalk

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available

**Sewer:** Public Sewer

**Heating:** Electric

---

## Property Details

**Subdivision Name:** SOUTH FORK UNIT 9

**Levels:** One

**Foundation Details:** Block

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** U-16-31-20-889-000001-00060.0

**Direction Faces:** Northwest

**Construction Materials:** Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Fee:** 148

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## Fees&Taxes

**Tax Year:** 2025

**Tax Legal Description:** SOUTH FORK UNIT 9 LOT 60 BLOCK 1

**Tax Annual Amount:** \$10,850

**Tax Lot:** 60



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## Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Sidewalk

**Features:** High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available

**Amenities:** Built-In Oven, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Tenant

**Showing Requirements:** Supra Lock Box



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