

1437 FAIRVIEW CIRCLE REUNION FL 34747

https://candiscarmichael.com



Located in the highly desirable Reunion community, 1437 Fairview Circle offers a spacious and versatile layout ideal for full-time living, vacation use, or short-term rental investment. Being sold “Turnkey” the home features 6 bedrooms and 6 bathrooms spanning over 3,500 sq ft, providing ample space and privacy for families or guests. The open main living [...]

- 6 beds
- 6 baths
- Residential
- Single Family Residence
- Active
- 3451 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4680250



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4680250>

Basics

Bathrooms Full: 6

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 0 half baths

Area, sq ft: 3451 sq ft

Year built: 2015

SubdivisionName: REUNION PH 02 PRCL 03

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 6 baths

Floors: 2 floors

Lot size, sq ft: 5184 sq ft

View: Trees/Woods

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 25S

Road Responsibility: Public Maintained Road

Road Surface Type: Asphalt

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Other, Tile

Pool Private YN: Yes

Parking Features: Converted Garage, Driveway, Garage

Attached Garage YN: Yes

Pets Allowed: Number Limit, Size Limit, Yes

Fencing: Vinyl

Security Features: Gated Community, Security Gate, Smoke Detector(s)

Vegetation: Trees/Landscaped, Wooded

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer

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

Pool Features: Heated, In Ground, Lighting

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Other, Sidewalk

Roof: Metal

Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

View: Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: REUNION PH 02 PRCL 03

Levels: Two

Foundation Details: Block

Listing Terms: Cash, Conventional

Parcel Number: 35-25-27-4855-0001-0970

Direction Faces: West

Construction Materials: Block

Association Information



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Association YN: Yes

**Association Fee
Frequency:** Monthly

Association Fee: 550

Community Features: Association Recreation - Owned,
Clubhouse, Dog Park, Fitness Center, Gated Community - Guard,
Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks,
Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$12,298

**Tax Other Annual Assessment
Amount:** 2399

Tax Legal Description: REUNION PHASE 2 PARCEL 3
PB 14 PGS 136-140 34-25-27 LOT 97

Tax Lot: 97

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	14x13	First	13	14
Great Room	26x16	First	16	26
Primary Bedroom	18x17	Second	17	18
Bedroom 2	14x14	First	14	14
Bedroom 3	13x12	Second	12	13
Bedroom 4	14x11	Second	11	14
Bedroom 5	13x10	Second	10	13
Additional Bedroom	12x10	Second	10	12
Loft	15x13	Second	13	15

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Gated Community, Security Gate, Smoke Detector(s)

ExteriorFeatures: Lighting, Other, Sidewalk

Utilities: Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

PoolFeatures: Heated, In Ground, Lighting

Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block

Parking: Converted Garage, Driveway, Garage

Heating: Central, Electric

Roof: Metal

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Call Listing Agent, Lock Box Electronic, See Remarks, ShowingTime



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