

1440 FAIRVIEW CIRCLE KISSIMMEE FL 34747

https://candiscarmichael.com



\$578,500



PLATINUM REUNION MEMBERSHIP AVAILABLE for the Buyer to Transfer!! Make sure to check out the Virtual Tours and 3D Videos Come experience this beautifully updated, fully furnished 4-bedroom home located in the highly desirable Patriots Landing neighborhood of Reunion Resort. Professionally decorated with thoughtful details throughout, this property is turn-key and ready for short-term rental, [...]

- 4 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 2296 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6389613



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



Description

Virtual Tour:

<https://media.devoredesign.com/videos/019cc47a-bcaa-7382-afd5-16180468f969?v=25>

Basics

Bathrooms Full: 4

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 5 baths

Area, sq ft: 2296 sq ft

Year built: 2006

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Lot size, sq ft: 6490 sq ft

SubdivisionName: REUNION PH 02 PRCL 03

GarageSpaces: 1

Location Details

Township: 27s

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Kitchen/Family Room Combo, PrimaryBedroom Upstairs

Flooring: Ceramic Tile, Laminate

Patio And Porch Features: Covered, Front Porch, Porch, Wrap Around

Pool Features: Heated, In Ground, Lighting

Spa Features: Heated

Garage YN: Yes

Garage Spaces: 1

Fencing: Fenced, Other

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Florida, Traditional

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Electric

Lot Features: Corner Lot, Near Golf Course, Sidewalk, Paved

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside

Pool Private YN: Yes

Spa YN: Yes

Parking Features: Alley Access, Driveway, Garage Faces Rear, Parking Pad

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Slate

Window Features: Rods, Shades, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: REUNION PH 02 PRCL 03

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 35-25-27-4855-0001-1540

Direction Faces: West

Construction Materials: Frame, Wood Siding

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency:
Monthly

Association Amenities: Fitness Center, Gated, Golf Course, Park, Playground, Pool, Security, Tennis Court(s)

Association Fee: 606

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Grounds, Pest Control, Security, Trash

Community Features: Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 2504

Tax Lot: 154

Tax Annual Amount: \$9,474

Tax Legal Description: REUNION PHASE 2 PARCEL 3 PB 14 PGS 136-140 34-25-27 LOT 154

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	12x10	First	10	12
Living Room	19x17	First	17	19
Dining Room	12x14	First	14	12
Bedroom 1	14x14	First	14	14
Bedroom 2	14x15	Second	15	14
Bedroom 3	14x16	Second	16	14
Primary Bedroom	15x17	Second	17	15

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated

CommunityFeatures: Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

PoolFeatures: Heated, In Ground, Lighting

Features: Ceiling Fans(s), Kitchen/Family Room Combo, PrimaryBedroom Upstairs

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Rods, Shades, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer



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Building Details

ArchitecturalStyle: Florida, Traditional

Heating: Electric

Roof: Slate

NewConstructionYN: No

Exterior material: Frame, Wood Siding

Parking: Alley Access, Driveway, Garage Faces Rear, Parking Pad

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Lock Box Coded



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