1440 FAIRVIEW CIRCLE KISSIMMEE FL 34747

https://candiscarmichael.com

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

Office ID: MFR261010944

Status: Active

MLS ID: MFRO6389613

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

Description

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

Basics

Bathrooms Full: 4

Bathrooms Half: 1

Date added: Added 1 day ago

Category: Single Family Residence

Type: Residential

Bedrooms: 4 beds

Bathrooms: 5 baths

Half baths: 1 half bath

Area, sq ft: 2296 sq ft

Lot size, sq ft: 6490 sq ft

Year built: 2006

SubdivisionName: REUNION PH 02 PRCL 03

ListOfficeName: EXP REALTY LLC

GarageSpaces: 1

ListAOR: mfrmls

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

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

Flooring: Ceramic Tile, Laminate

Laundry Features: Inside

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

Pool Private YN: Yes

Pool Features: Heated, In Ground, Lighting

Spa YN: Yes

Spa Features: Heated

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

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 1

Pets Allowed: Yes

Fencing: Fenced, Other

Roof: Slate

Security Features: Gated Community, Smoke Detector(s)

Window Features: Rods, Shades, Window Treatments

Architectural Style: Florida, Traditional

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

Vegetation: Trees/Landscaped

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Electric

Furnished: Furnished

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

Property Details

Subdivision Name: REUNION PH 02 PRCL 03

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

Levels: Two

Direction Faces: West

Foundation Details: Slab

Construction Materials: Frame, Wood Siding

Listing Terms: Cash, Conventional, FHA, VA Loan

Property Condition: Completed

Association Information

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Association YN: Yes

Association Fee: 606

Association Fee Frequency: Monthly

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

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

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 Annual Amount: $9,474

Tax Other Annual Assessment Amount: 2504

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

Tax Lot: 154

Rooms

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