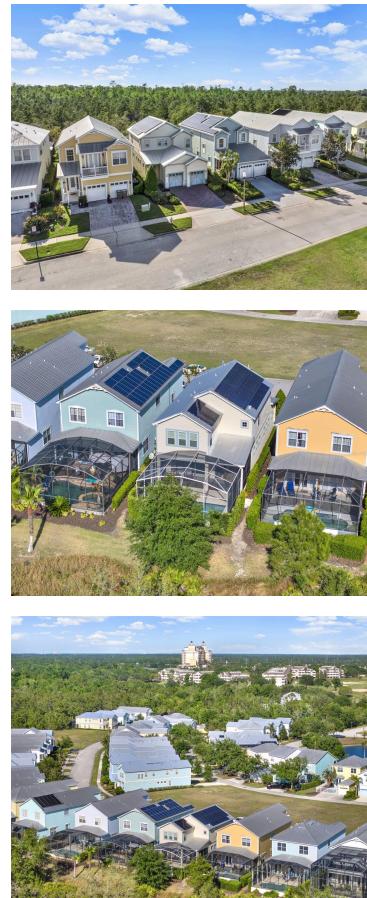


# 1449 FAIRVIEW CIRCLE REUNION FL 34747

<https://candiscarmichael.com>



\*ACTIVE REUNION CLUB MEMBERSHIP AVAILABLE\* Luxury Meets Leisure - 5BR Modern pool home Near Disney Forget cookie-cutter rentals—this is vacationing with a vibe. Nestled just minutes from Disney, this 5-bedroom stunner is where modern elegance meets non-stop entertainment. Start the day with a dip in your private pool, overlooking peaceful conservation views—no rear neighbors, [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2577 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6298654



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Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6298654>

## Basics

**Bathrooms Full:** 4

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2577 sq ft

**Year built:** 2019

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Lot size, sq ft:** 4929 sq ft

**SubdivisionName:** REUNION PH 2 PRCL 3

**GarageSpaces:** 2

## Location Details

**Township:** 25

**Road Surface Type:** Asphalt, Paved

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Enclosed, Rear Porch, Screened

**Pool Features:** Child Safety Fence, Deck, Heated, Lighting, Pool Alarm, Screen Enclosure

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Metal

**Window Features:** Blinds, Window Treatments

**Water Source:** Public

**Cooling:** Central Air, Mini-Split Unit(s)

**Furnished:** Furnished

**Appliances:** Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Microwave, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Sidewalk, Sliding Doors

**Security Features:** Gated Community

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

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** REUNION PH 2 PRCL 3

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 35-25-27-4855-0001-1030

**Direction Faces:** East

**Construction Materials:** HardiPlank Type

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**

Monthly

**Association Amenities:**

Gated, Maintenance, Park, Playground, Security, Trail(s)

**Association Fee:** 550

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Private Road, Security

**Community Features:** Clubhouse, Community Mailbox, 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:** 2024

**Tax Annual Amount:** \$10,991

**Tax Other Annual Assessment Amount:** 3103

**Tax Legal Description:** REUNION PHASE 2 PARCEL 3  
PB 14 PGS 136-140 34-25-27 LOT 103

**Tax Lot:** 103

## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	17x14	Second	14	17
Bedroom 2	12x11	First	11	12
Bedroom 3	11x10	Second	10	11
Bedroom 4	11x11	Second	11	11
Bedroom 5	11x10	Second	10	11
Living Room	17x17	First	17	17
Dining Room	20x11	First	11	20
Kitchen	18x9	First	9	18
Balcony/Porch/Lanai		First		
Laundry		Second		
Primary Bathroom		Second		
Bathroom 2		First		
Bathroom 3		Second		
Bathroom 4		Second		
Bathroom 5		Second		



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Gated Community

**WindowFeatures:** Blinds, Window Treatments

**PoolFeatures:** Child Safety Fence, Deck, Heated, Lighting, Pool Alarm, Screen Enclosure

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air, Mini-Split Unit(s)

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

**ExteriorFeatures:** Lighting, Sidewalk, Sliding Doors

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

**Amenities:** Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Microwave, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** HardiPlank Type

**Heating:** Central

**Roof:** Metal

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Tenant

**Showing Requirements:** 24 Hour Notice, Appointment Only, See Remarks, ShowingTime



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