

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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: 550

Association Fee Frequency:
Monthly

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

Association Amenities:
Gated, Maintenance, Park, Playground, Security, Trail(s)

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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