1531 FAIRVIEW CIRCLE KISSIMMEE FL 34747

https://candiscarmichael.com









Turnkey income opportunity in Patriots Landing at Reunion Resort! Built in 2023 and offered fully furnished, this 5-bedroom, 5.5-bath home with its own private pool delivers the space, layout and resort setting today’s vacation-rental guests are looking for. At only three years old, it offers a relatively new roof, new kitchen appliances and a new [...]

- 5 beds
- 6 baths
- Residential
- Single Family Residence
- Active
- 3076 sq ft

Courtesy of

Listing Office: DALTON WADE INC

Office ID: MFR260031661

Status: Active

MLS ID: MFRS5160774

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/S5160774

Basics

Bathrooms Full: 5

Bathrooms Half: 1

Date added: Added 39 minutes ago

Category: Single Family Residence

Type: Residential

Bedrooms: 5 beds

Bathrooms: 6 baths

Half baths: 1 half bath

Floors: 2 floors

Area, sq ft: 3076 sq ft

Lot size, sq ft: 5097 sq ft

Year built: 2023

View: Trees/Woods, Water

SubdivisionName: REUNION PH 2 PRCL 3

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Location Details

Township: 25S

Road Surface Type: Asphalt, Paved

Elementary School: Island Village Elementary School

High School: Poinciana High School

Property Features

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Interior Features: Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

Appliances: Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer

Flooring: Carpet, Ceramic Tile

Laundry Features: Laundry Room

Patio And Porch Features: Patio, Porch

Pool Private YN: Yes

Pool Features: In Ground, Child Safety Fence, Deck

Garage YN: Yes

Attached Garage YN: Yes

Pets Allowed: Dogs OK, Yes

Exterior Features: Balcony, Outdoor Grill, Private Entrance, Sidewalk, Sprinkler Metered, Storage

Roof: Shingle

Architectural Style: Florida, Key West

Utilities: Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

Vegetation: Trees/Landscaped

View: Trees/Woods, Water

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Furnished

Lot Features: Near Golf Course, Sidewalk

Property Details

Subdivision Name: REUNION PH 2 PRCL 3

Parcel Number: 35-25-27-4855-0001-0370

Levels: One

Direction Faces: Northwest

Foundation Details: Slab

Construction Materials: Block, Concrete, Stucco

Listing Terms: Cash, Conventional, VA Loan

Property Condition: Completed

Association Information

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Association YN: Yes

Association Fee: 600

Association Fee Frequency: Monthly

Association Fee Includes: Guard - 24 Hour, Pool, Maintenance Structure, Maintenance Grounds, Pest Control, Recreational Facilities, Security

Association Amenities: Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s)

Community Features: Community Mailbox, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Pool, Restaurant, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $12,090

Tax Other Annual Assessment Amount: 2505

Tax Legal Description: REUNION PHASE 2 PARCEL 3 PB 14 PGS 136-140 34-25-27 LOT 37

Tax Lot: 37

Rooms

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Room type	Dimensions	Level	Length	Width
Primary Bedroom	18x11	Second	11	18
Kitchen	12x11	First	11	12
Dining Room	15x10	First	10	15
Living Room	23x15	First	15	23
Bedroom 2	12x14	Second	14	12
Bedroom 1	12x14	First	14	12
Bedroom 3	14x11	Second	11	14
Bedroom 4	11x13	Second	13	11
Media Room	17x13	Second	13	17

Amenities & Features

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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

CommunityFeatures: Community Mailbox, Deed Restrictions, Gated Community - Guard, Golf Carts OK, Pool, Restaurant, Sidewalks

PoolFeatures: In Ground, Child Safety Fence, Deck

Features: Eat-in Kitchen, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Outdoor Grill, Private Entrance, Sidewalk, Sprinkler Metered, Storage

Utilities: Electricity Connected, Sewer Connected, Underground Utilities, Water Connected

Amenities: Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer

Building Details

ArchitecturalStyle: Florida, Key West

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Miscellaneous

Ownership: Fee Simple

Other Equipment: Private Entrance, Smart Locks

Occupant Type: Vacant

Showing Requirements: 24 Hour Notice, Appointment Only, Call Listing Agent

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