

3417 YARIAN DRIVE HAINES CITY FL 33844

https://candiscarmichael.com



Why settle for older when you can own NEW? This stunning 2021-built home in one of Central Florida’s fastest-growing corridors checks every box and then some. Step inside and you’re immediately greeted by an open-concept layout flooded with natural light, soaring ceilings, and modern finishes throughout. The spacious kitchen flows seamlessly into the living and [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1959 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8514421



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8514421>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 1959 sq ft

Year built: 2021

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5502 sq ft

SubdivisionName: HAMMOCK RESERVE PH 1

GarageSpaces: 2

Location Details

Township: 27

Elementary School: Bethune Academy

High School: Ridge Community Senior High

Road Surface Type: Asphalt

Middle Or Junior School: Daniel Jenkins Academy of Technology Middle

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, Walk-In Closet(s)

Flooring: Carpet, Luxury Vinyl

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Mailbox, Private Yard

Utilities: Public

Sewer: Public Sewer

Heating: Central

Appliances: Built-In Oven, Microwave, Refrigerator

Laundry Features: Laundry Room

Attached Garage YN: Yes

Pets Allowed: No

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: HAMMOCK RESERVE PH 1

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, Lease Option

Parcel Number: 27-27-19-744118-000250

Direction Faces: East

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 18.75

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 2331

Tax Lot: 25

Tax Annual Amount: \$8,151

Tax Legal Description: HAMMOCK RESERVE PHASE 1 PB 183 PGS 26-38 LOT 25



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Rooms

Room type	Level
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Bedroom 4	First
Primary Bathroom	First
Bathroom 2	First
Kitchen	First
Living Room	First

Amenities & Features

Waterfront available: No
AttachedGarageYN: Yes
PoolPrivateYN: No
ExteriorFeatures: Private Mailbox, Private Yard
Features: Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, Walk-In Closet(s)

GarageYN: Yes
FireplaceYN: No
Cooling: Central Air
Utilities: Public
Amenities: Built-In Oven, Microwave, Refrigerator



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



Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Private Yard

Showing Requirements: Combination Lock Box



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE