

# 3536 YARIAN DRIVE HAINES CITY FL 33844

<https://candiscarmichael.com>



**\$280,000**



Short Sale. Short Sale. Beautiful and well-maintained 4-bedroom, 3-bathroom home located in the desirable Hammock Reserve Phase 1 community in Haines City. This inviting single-story property offers a bright and open layout with elegant tile flooring throughout the main living areas and a welcoming entryway filled with natural light. The home features a water filtered [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2121 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRO6378761



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6378761>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2121 sq ft

**Year built:** 2022

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5850 sq ft

**SubdivisionName:** HAMMOCK RESERVE PH 1

**GarageSpaces:** 2

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## Location Details

**Township:** 27

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Daniel Jenkins Academy of Technology Middle

**Road Surface Type:** Paved

**Elementary School:** Bethune Academy

**High School:** Ridge Community Senior High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Open Floorplan, Thermostat, Walk-In Closet(s)

**Flooring:** Ceramic Tile

**Parking Features:** Driveway, Garage Door Opener

**Garage Spaces:** 2

**Exterior Features:** Private Yard, Sidewalk, Sliding Doors

**Roof:** Shingle

**Utilities:** Electricity Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Electric

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Water Filtration System

**Laundry Features:** Laundry Room

**Garage YN:** Yes

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

**Fencing:** Fenced

**Window Features:** Skylight(s)

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** HAMMOCK RESERVE PH 1

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 27-27-19-744118-000350

**Direction Faces:** East

**Construction Materials:** Block, Concrete, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 55.67

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$8,415

**Tax Legal Description:** HAMMOCK RESERVE PHASE 1 PB 183  
PGS 26-38 LOT 35

**Tax Lot:** 35

## Rooms

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

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**WindowFeatures:** Skylight(s)

**Utilities:** Electricity Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Water Filtration System

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Private Yard, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Open Floorplan, Thermostat, Walk-In Closet(s)



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Private Yard

**Occupant Type:** Owner

**Showing Requirements:** Senti Lock Box



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