

3577 YARIAN DRIVE HAINES CITY FL 33844

<https://candiscarmichael.com>



Immaculate, custom-upgraded 2022 “Aria” home on a premium CORNER LOT in Hammock Reserve! This standout property offers a rare combination of turn-key design and move-in convenience. Inside, a beautiful custom shiplap entertainment wall with a built-in electric fireplace anchors the bright, open floor plan. The modern kitchen features granite countertops, a massive island, light cabinets, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1725 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6417908



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



Description

Virtual Tour:

https://www.zillow.com/view-imx/d17163f7-12c6-4293-9e99-127d0011e180/?utm_source=captureapp

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1725 sq ft

Year built: 2022

ListOfficeName: LPT 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

Road Surface Type: Asphalt

Elementary School: Horizons Elementary **Middle Or Junior School:** Boone Middle

High School: Haines City Senior High

Property Features



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Interior Features: Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Parking Features: Driveway, Garage Door Opener, Ground Level

Garage Spaces: 2

Exterior Features: Lighting, Sidewalk, Sliding Doors

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Public, Sewer Available, Underground Utilities, Water Available

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Garage YN: Yes

Pets Allowed: Breed Restrictions, Yes

Fencing: Vinyl

Window Features: Blinds, Double Pane Windows, Low-Emissivity Windows

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: HAMMOCK RESERVE PH 1

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 27-27-19-744118-001370

Direction Faces: East

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 56

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$7,735

Tax Legal Description: HAMMOCK RESERVE PHASE 1 PB 183
PGS 26-38 LOT 137

Tax Lot: 137

Rooms

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

Amenities & Features



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

WindowFeatures: Blinds, Double Pane Windows, Low-Emissivity Windows

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Public, Sewer Available, Underground Utilities, Water Available

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Sidewalk, Sliding Doors

Features: Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener, Ground Level

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: 24 Hour Notice, No Lockbox, ShowingTime



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