

# 5949 CATAMARAN HAINES CITY FL 33844

<https://candiscarmichael.com>



\$310,000



COME TO VISIT THIS UNIQUE THIS LITTLE SILVER CUP AND MAKE IT YOURS, LOCATION, SERENITY AND VERY FAMILY ORIENTED COMMUNITY.

\*\*\*\*\*PRICE IS BEING REDUCED FROM \$320,000 TO \$310,000\*\*\*\*\*

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2164 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRS5139859



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Phone: 727-888-3292

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



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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Year built:** 2024

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 2164 sq ft

**SubdivisionName:** HAMMOCK RESERVE

**GarageSpaces:** 2

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## Location Details

**Township:** 27

**Road Surface Type:** Asphalt

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## Property Features

**Interior Features:** Open Floorplan

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Solar Hot Water, Washer, Water Filtration System, Water Purifier, Water Softener

**Flooring:** Laminate

**Laundry Features:** Electric Dryer Hookup, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Garden, Private Yard, Sidewalk

**Roof:** Shingle

**Security Features:** Secured Garage/Parking, Smoke Detector(s)

**Window Features:** ENERGY STAR Qualified Windows, Window Treatments

**Utilities:** Cable Available, Electricity Available, Other, Sewer Available, Water Available, Water Connected

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Electric, Solar

**Furnished:** Unfurnished

**Lot Features:** Landscaped, Private, Sidewalk, Paved



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## Property Details

**Subdivision Name:** HAMMOCK RESERVE

**Levels:** One

**Number Of Lots:** 1

**Construction Materials:** Block

**Parcel Number:** 26-27-24-489504-012250

**Direction Faces:** North

**Foundation Details:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 175.25

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## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** HAMMOCK RESERVE PHASE 3 PB 196  
PGS 8-18 BLOCK 12 LOT 25

**Tax Annual Amount:** \$3,657

**Tax Lot:** 25

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## Green Building Info

**Green Energy Generation:** Solar

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## Rooms



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Room type	Level
Great Room	First
Dining Room	First
Kitchen	First
Studio	First
Primary Bedroom	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Secured Garage/Parking, Smoke Detector(s)

**ExteriorFeatures:** Garden, Private Yard, Sidewalk

**Features:** Open Floorplan

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** ENERGY STAR Qualified Windows, Window Treatments

**Utilities:** Cable Available, Electricity Available, Other, Sewer Available, Water Available, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Solar Hot Water, Washer, Water Filtration System, Water Purifier, Water Softener

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Electric, Solar

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Private  
Yard

**Showing Requirements:** Sentri Lock Box, 24 Hour Notice,  
Appointment Only, Call Listing Agent 2, Call Before Showing



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