



\$345,000

3509 YARIAN DRIVE, HAINES CITY, FL, US, 33844

<https://livefabuloso.com>

Discover an incredible opportunity to own a home that feels brand-new because it practically is. Originally used as the builder's model [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2544 sq ft



Basics

Status: Active

Date added: Added 4 months ago

MlsStatus: Active

Interior



Bedrooms: 4 beds

BathroomsHalf: 1

Heating: Central, Electric

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

Area: 2544 sq ft

FireplaceYN: false

Furnished: Unfurnished

Bathrooms: 2 baths

Rooms Total: 7

Cooling: Central Air

Flooring: Carpet, Ceramic Tile

Interior Features: Ceiling Fan(s), High Ceilings, Thermostat, Walk-In Closet(s)

Pets Allowed: Yes

Exterior & Property Details

ParkingFeatures: Converted Garage, Driveway, Garage Door Opener, Oversized

Garage Spaces: 2

Has Pool: false

Has Waterfront: false

Lot Size (SqFt): 5711

Flood Zone Code: X

Has Garage: true

Exterior Features: Sidewalk, Sliding Doors

PoolPrivateYN: false

Lot Size (Acres): 0.13 acres

Lot Features: Corner Lot

Construction

Type: Residential

Year built: 2021

ExteriorConstruction: Block, Concrete, Stucco

Direction Faces: West

Category: Single Family Residence

Foundation: Slab

NewConstructionYN: false

Utilities & Green Energy

Utilities: Electricity Connected, Water Connected

Sewer: Public Sewer

WaterSource: Public



Community & HOA

Community: HAMMOCK RESERVE PH 1

AssociationYN: true

AssociationFee: 55.67

AssociationAmenities: Playground, Pool

SecurityFeatures: Security System

AssociationName: Lizette Negrón

AssociationFeeFrequency: Monthly

Nearby School

Elementary School: Bethune Academy

High School: Ridge
Community Senior High

Middle Or Junior School: Daniel Jenkins Academy of
Technology Middle

Financial & Listing Details

List Office Name: CHARLES
RUTENBERG REALTY ORLANDO

STELLAR_CalculatedListPriceByCalculatedSqFt: 176.11

TaxAnnualAmount: 8675.35

OnMarketDate: 2025-12-12

