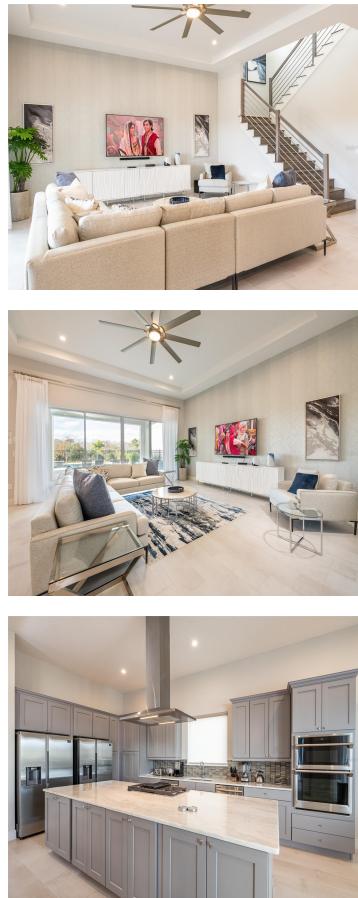


# 1002 JACK NICKLAUS COURT KISSIMMEE FL 34747

<https://candiscarmichael.com>



One of the last opportunities to secure a Bear's Den Residential home overlooking the 18th Hole of Reunion Traditions Golf Course. Superbly located, this home offers endless Sunsets with short walks to a Private Park, Traditions's Clubhouse and Restaurant and Reunions notable WATERPARK. This is a true TURNKEY opportunity as this home is FULLY FURNISHED [...]

- 8 beds
- 11 baths
- Residential
- Single Family Residence
- Active
- 5590 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Office ID:** MFR805521714

**Status:** Active

**MLS ID:** MFRO6334767



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6334767>

## Basics

**Bathrooms Full:** 9

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 11 baths

**Floors:** 2 floors

**Lot size, sq ft:** 7841 sq ft

**SubdivisionName:** REUNION WEST FAIRWAYS 17 & 18  
REP

**GarageSpaces:** 2

**Bathrooms Half:** 2

**Category:** Single Family Residence

**Bedrooms:** 8 beds

**Half baths:** 2 half baths

**Area, sq ft:** 5590 sq ft

**Year built:** 2020

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl

**Pool Private YN:** Yes

**Spa YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Sidewalk, Sliding Doors

**Roof:** Tile

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator

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

**Pool Features:** Gunite, Heated, In Ground, Salt Water

**Spa Features:** Heated, In Ground

**Attached Garage YN:** Yes

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

**Fencing:** Fenced

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Heat Pump

## Property Details

**Subdivision Name:** REUNION WEST FAIRWAYS  
17 & 18 REP

**Levels:** Two

**Foundation Details:** Slab

**Parcel Number:** 27-25-27-4927-0001-0340

**Direction Faces:** East

**Construction Materials:** Block

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 1000

**Community Features:** Street Lights

## Fees&Taxes



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**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 3295

**Tax Lot:** 34

**Tax Annual Amount:** \$27,840

**Tax Legal Description:** REUNION WEST FAIRWAYS 17 & 18 REPLAT PB 25 PGS 71-75 LOT 34

## Rooms

Room type	Dimensions	Level	Length	Width
Great Room	22x18	First	18	22
Kitchen	22x18	First	18	22
Primary Bedroom	18x16	First	16	18
Primary Bedroom 2	22x16	Second	16	22
Great Room	26x20	Second	20	26

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**ExteriorFeatures:** Lighting, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Sidewalk, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

**Amenities:** Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Street Lights

**PoolFeatures:** Gunite, Heated, In Ground, Salt Water

**Features:** Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Heat Pump

**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** 24 Hour Notice, Call Listing Agent, ShowingTime



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