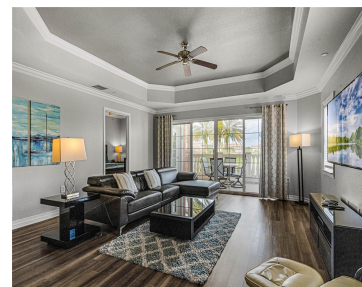
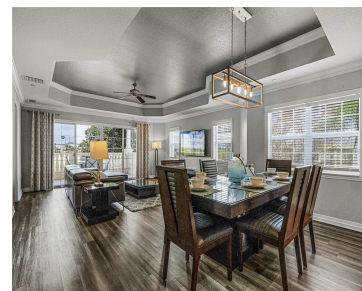


# 1102 SUNSET VIEW CIRCLE REUNION FL 34747

<https://candiscarmichael.com>



Welcome to 1102 Sunset View #204—because not all Reunion condos are created equal. This income-producing corner unit sits on the second floor with the larger Villa floorplan and delivers peaceful views of the Watson golf course and Sunset View Park right from your private balcony. Inside, the upgrades immediately stand out: beautiful flooring throughout (no [...])

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 1755 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6389376



### Call us now

Phone: 727-888-3292

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



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## Basics

**Unit Number:** 204

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 4 floors

**Lot size, sq ft:** 9701 sq ft

**UnitNumber:** 204

**SubdivisionName:** VILLAS AT REUNION SQUARE CONDO  
PH 5

**ListAOR:** mfrmls

**Bathrooms Full:** 3

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1755 sq ft

**Year built:** 2007

**View:** Park/Greenbelt, Pool

**ListOfficeName:** REAL BROKER, LLC

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## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt, Paved

**Road Responsibility:** Private Maintained Road

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## Property Features



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**Interior Features:** Accessibility Features, Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile, Luxury Vinyl

**Patio And Porch Features:** Covered, Rear Porch

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

**Roof:** Shingle

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Available, Phone Available, Public, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Inside, Laundry Closet

**Parking Features:** Common, Golf Cart Parking, Ground Level, Guest, Open

**Exterior Features:** Balcony, Lighting, Sidewalk, Sliding Doors, Storage

**Security Features:** Smoke Detector(s)

**View:** Park/Greenbelt, Pool

**Sewer:** Public Sewer

**Heating:** Central

**Accessibility Features:** Accessible Bedroom, Accessible Common Area, Accessible Hallway(s), Accessible Kitchen, Accessible Central Living Area, Central Living Area

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## Property Details

**Subdivision Name:** VILLAS AT REUNION SQUARE CONDO PH 5

**Levels:** One

**Foundation Details:** Block, Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 27-25-27-3089-000R-204N

**Direction Faces:** North

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee:** 985

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Private Road, Security, Water

**Association Amenities:** Clubhouse, Elevator(s), Fitness Center, Gated, Maintenance, Optional Additional Fees, Park, Pickleball Court(s), Playground, Pool, Security, Spa/Hot Tub, Tennis Court(s), Trail(s)

**Community Features:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$5,757

**Tax Other Annual Assessment Amount:** 2178

**Tax Legal Description:** VILLAS AT REUNION SQUARE PH 5 A CONDO CB 11 PG 89-93 OR 3442/2433 BLDG R NORTH UNIT 204

**Tax Lot:** 204N

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## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First
Dining Room	First



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**ExteriorFeatures:** Balcony, Lighting, Sidewalk, Sliding Doors, Storage

**Features:** Accessibility Features, Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Available, Phone Available, Public, Sewer Connected, Water Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Common, Golf Cart Parking, Ground Level, Guest, Open

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** No Lockbox, See Remarks, ShowingTime



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