

1164 CASTLE PINES COURT REUNION FL 34747

https://candiscarmichael.com



\$999,500

\*\*\*ACTIVE MEMBERSHIP AVAILABLE\*\*\*TURNKEY RENTAL HOME!! This home is a TOP PRODUCER and did over 100k in GROSS BOOKINGS in 2024 and on track to do 100k+ in 2025!! Feast your eyes on this FULLY OPTIMIZED 5-bedroom GOLF VIEW home in Reunion! PHENOMENAL LOCATION backing right up to Nicklaus Golf Course for amazing views. Tastefully decorated [...]

- 5 beds
- 6 baths
- Residential
- Single Family Residence
- Active
- 3328 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6319916



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6319916>

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## Basics

**Bathrooms Full:** 5

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 6 baths

**Floors:** 2 floors

**Lot size, sq ft:** 4879 sq ft

**View:** Golf Course

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area, sq ft:** 3328 sq ft

**Year built:** 2013

**SubdivisionName:** REUNION WEST VILLAGE 3A

**GarageSpaces:** 2

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## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Crown Molding, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Other

**Flooring:** Tile, Vinyl

**Pool Private YN:** Yes

**Spa YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Other, Sidewalk, Sliding Doors

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

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Other, Range Hood, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Pool Features:** Heated, In Ground

**Spa Features:** Heated, In Ground

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**View:** Golf Course

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** REUNION WEST VILLAGE 3A

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 35-25-27-4892-0001-1460

**Direction Faces:** East

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Cable TV, Clubhouse, Elevator(s), Fitness Center, Gated, Golf Course, Other, Playground, Pool, Recreation Facilities, Security

**Association Fee:** 520

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Other, Pest Control, Recreational Facilities, Security, Sewer, Trash

**Community Features:** Street Lights



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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1799

**Tax Lot:** 146

**Tax Annual Amount:** \$14,700

**Tax Legal Description:** REUNION WEST VILLAGE 3A  
PB 16 PGS 136-141 LOT 146

## Rooms

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

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**ExteriorFeatures:** Balcony, Other, Sidewalk, Sliding Doors

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

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Other, Range Hood, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Street Lights

**PoolFeatures:** Heated, In Ground

**Features:** Crown Molding, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Other

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Combination Lock Box, See Remarks, ShowingTime



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