

1229 GRAND TRAVERSE PARKWAY REUNION FL 34747

https://candiscarmichael.com



Completely updated, 5 bedrooms, 5.5 baths, and a wall of glass facing the pool and preserve. From the front door, the view runs straight through the house: across wide-plank floors, past the kitchen island, and out an oversized black-framed slider to the screened pool, spa, and the tree line beyond. This 4,266 sq ft home [...]

- 5 beds
- 6 baths
- Residential
- Single Family Residence
- Active
- 4266 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6447377



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6447377>

Basics

Bathrooms Full: 5

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 6 baths

Area, sq ft: 4266 sq ft

Year built: 2008

SubdivisionName: REUNION WEST VILLAGE 03B

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 1 half bath

Lot size, sq ft: 8364 sq ft

View: Trees/Woods

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Screened

Pool Features: Gunite, Heated, In Ground, Screen Enclosure

Spa Features: Heated, In Ground

Fireplace Features: Gas

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, Outdoor Grill

Window Features: Drapes

Utilities: Cable Available, Electricity Connected

View: Trees/Woods

Sewer: Public Sewer

Heating: Central

Appliances: Built-In Oven, Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator

Laundry Features: Inside

Pool Private YN: Yes

Spa YN: Yes

Fireplace YN: Yes

Parking Features: Driveway, Garage Door Opener, Garage Faces Side

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Yes

Roof: Shingle

Architectural Style: Contemporary

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Lot Features: Conservation Area, City Limits, Near Golf Course, Paved

Property Details

Subdivision Name: REUNION WEST VILLAGE 03B

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 35-25-27-4893-0001-0130

Direction Faces: North

Construction Materials: Block

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 606

Association Fee Includes: Guard
- 24 Hour, Pool, Internet,
Maintenance Grounds

Community Features: Deed Restrictions, Golf Carts OK,
Golf, Irrigation-Reclaimed Water, Pool, Tennis Court(s),
Street Lights

Fees&Taxes

Tax Year: 2025

**Tax Other Annual Assessment
Amount:** 2682

Tax Lot: 13

Tax Annual Amount: \$14,926

Tax Legal Description: REUNION WEST VILLAGE 3B
PB 16 PGS 180-182 LOT 13

Rooms



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Room type	Dimensions	Length	Width
Primary Bedroom	18x15	15	18
Primary Bathroom	21x14	14	21
Bedroom 2	14x11	11	14
Bedroom 3	15x10	10	15
Bedroom 4	11x10	10	11
Living Room	22x19	19	22
Family Room	23x16	16	23
Kitchen	13x11	11	13
Dining Room	14x10	10	14

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

WindowFeatures: Drapes

PoolFeatures: Gunite, Heated, In Ground, Screen Enclosure

Features: Ceiling Fans(s), Crown Molding, Gas, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Deed Restrictions, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Tennis Court(s), Street Lights

ExteriorFeatures: Balcony, Outdoor Grill

Utilities: Cable Available, Electricity Connected

Amenities: Built-In Oven, Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator

Building Details

ArchitecturalStyle: Contemporary **NewConstructionYN:** No

Heating: Central

Exterior material: Block

Roof: Shingle

Parking: Driveway, Garage Door Opener, Garage Faces Side

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Other Structures: Outdoor Kitchen

Showing Requirements: Combination Lock Box



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