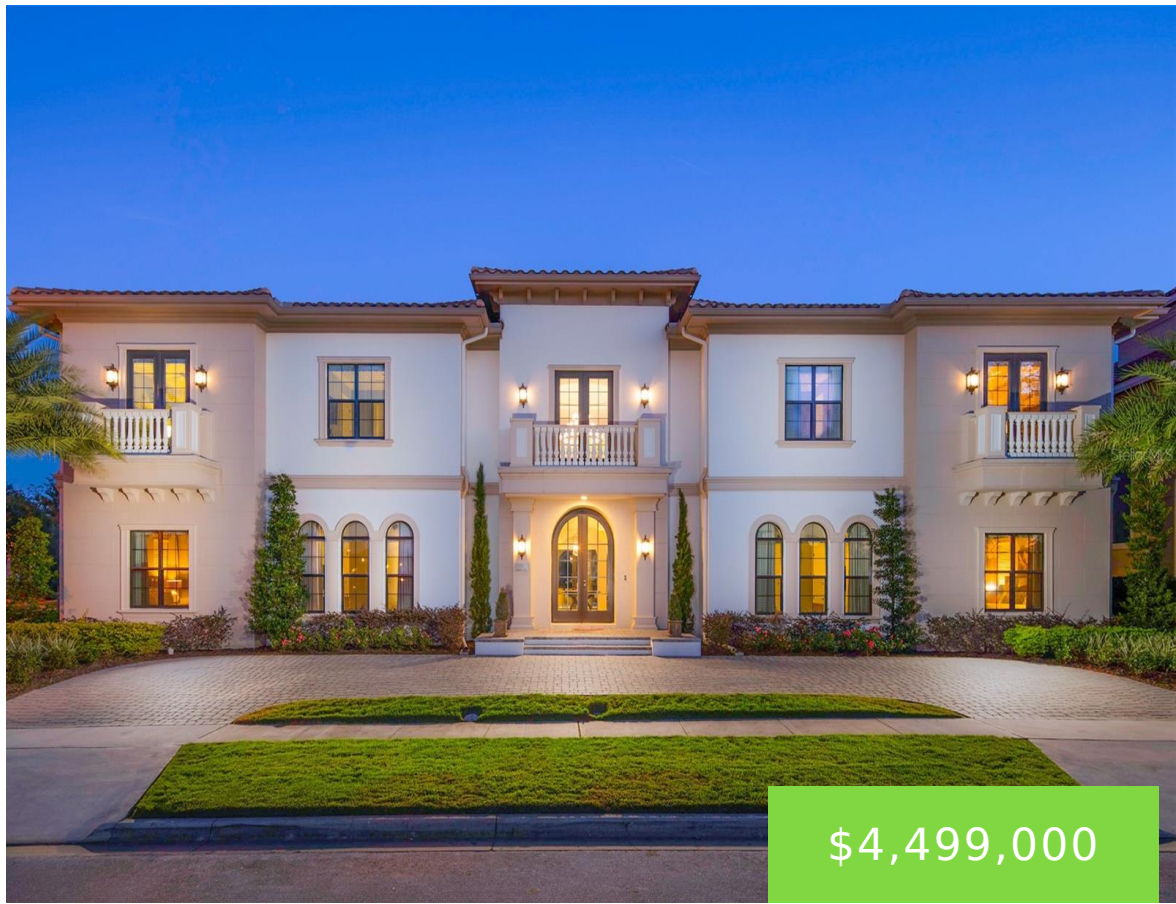


1261 RADIANT STREET REUNION FL 34747

https://candiscarmichael.com



Big Price Improvement, Act Fast. One of the largest homes in Reunion Resort on a rare double lot overlooking the 8th hole of the Tom Watson golf course. This custom luxury home is well established in a rental program with repeat guests and future bookings in place. Designed for large multi-generation family reunions, prepare home-cooked [...]

- 14 beds
- 16 baths
- Residential
- Single Family Residence
- Active
- 11719 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6268340



Call us now

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



Basics

Bathrooms Full: 15

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 16 baths

Floors: 2 floors

Lot size, sq ft: 17860 sq ft

View: Golf Course

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 14 beds

Half baths: 1 half bath

Area, sq ft: 11719 sq ft

Year built: 2015

SubdivisionName: REUNION PH 1 PRCL 1 UNIT 3

GarageSpaces: 2

Location Details

Township: 25

Road Responsibility: Public Maintained Road

Road Surface Type: Asphalt

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Thermostat, Walk-In Closet(s), Wet Bar

Flooring: Carpet, Ceramic Tile, Luxury Vinyl

Patio And Porch Features: Deck, Rear Porch

Pool Features: Child Safety Fence, Gunite, Heated, In Ground, Pool Alarm

Spa Features: In Ground

Fireplace Features: Gas, Living Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, Outdoor Grill, Outdoor Kitchen

Roof: Tile

Window Features: Blinds, Drapes

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Ice Maker, Microwave, Refrigerator, Washer

Laundry Features: Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Fireplace YN: Yes

Parking Features: Driveway, Garage Faces Side, Ground Level

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Fencing: Fenced

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Custom

View: Golf Course

Sewer: Public Sewer

Heating: Central

Lot Features: Corner Lot, On Golf Course, Sidewalk, Paved

Property Details

Subdivision Name: REUNION PH 1 PRCL 1 UNIT 3

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 35-25-27-4849-0001-2830

Direction Faces: West

Construction Materials: Block, Stucco, Frame

Property Condition: Completed

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Playground, Pool, Security, Tennis Court(s)

Association Fee: 680

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Pest Control, Recreational Facilities, Security

Community Features: Clubhouse, Fitness Center, Gated Community - Guard, Golf, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2023

Tax Other Annual Assessment Amount: 4798

Tax Lot: 283

Tax Annual Amount: \$45,328

Tax Legal Description: REUNION PHASE 1 PARCEL 1 UNIT 3 PB 14 PGS 77-80 LOTS 283 & 284

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	21.5x35	First	35	21.5
Kitchen	22x13	First	13	22
Dining Room	41.5x19.5	First	19.5	41.5
Primary Bedroom	16.5x15	First	15	16.5
Balcony/Porch/Lanai	46.5x16.5	First	16.5	46.5
Game Room	16.5x15	First	15	16.5

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: In Ground

CommunityFeatures: Clubhouse, Fitness Center, Gated Community - Guard, Golf, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Balcony, Outdoor Grill, Outdoor Kitchen

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Ice Maker, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Blinds, Drapes

PoolFeatures: Child Safety Fence, Gunite, Heated, In Ground, Pool Alarm

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Gas, High Ceilings, Living Room, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Thermostat, Walk-In Closet(s), Wet Bar

Building Details

ArchitecturalStyle: Custom

Heating: Central

Roof: Tile

NewConstructionYN: No

Exterior material: Block, Frame, Stucco

Parking: Driveway, Garage Faces Side, Ground Level

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: 24 Hour Notice, Appointment Only, Other



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE