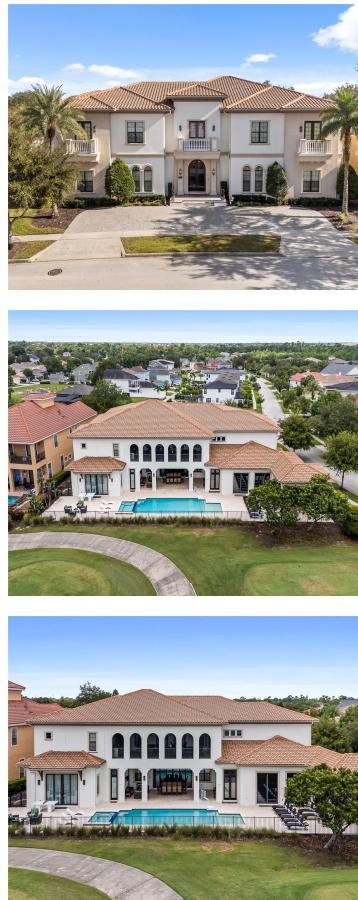
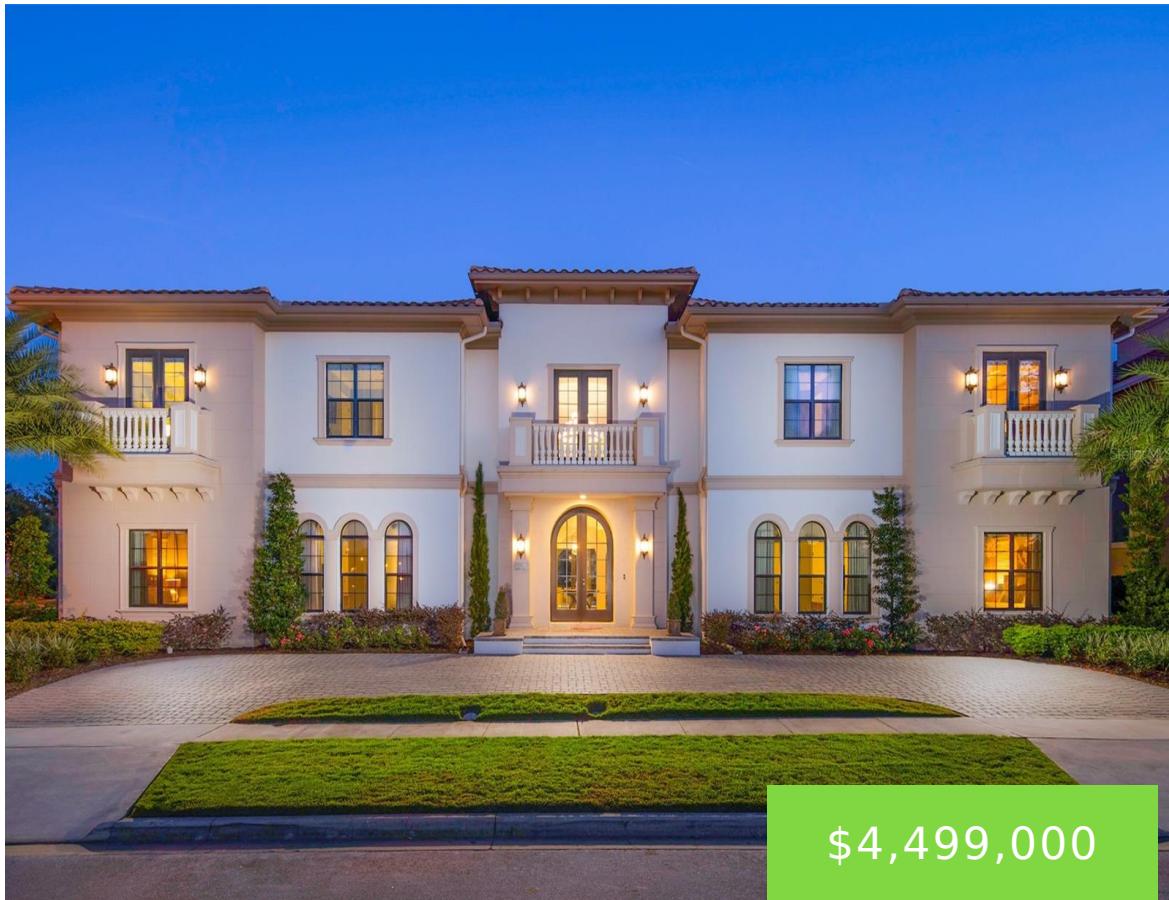


# 1261 RADIANT STREET REUNION FL 34747

<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

**Office ID:** MFR805521714

**Status:** Active

**MLS ID:** MFRO6268340



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## 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 **GarageSpaces:** 2

**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

## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

**Road Responsibility:** Public Maintained Road

## Property Features



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**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



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**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



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## 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, Primary Bedroom Upstairs, Thermostat, Walk-In Closet(s), Wet Bar

## Building Details

**ArchitecturalStyle:** Custom

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block, Frame, Stucco

**Roof:** Tile

**Parking:** Driveway, Garage Faces Side, Ground Level

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** 24 Hour Notice, Appointment Only, Other



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