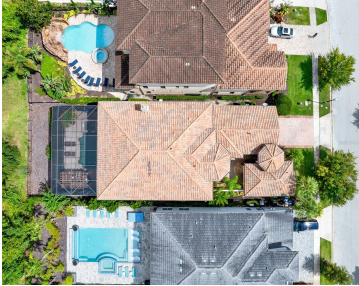


1284 GRAND TRAVERSE PARKWAY REUNION FL 34747

https://candiscarmichael.com



Reunion Club Membership Available Live like you’re on vacation—every. single. day. This fully furnished 7-bedroom Mediterranean-style masterpiece in Reunion Resort is minutes from Disney and Central Florida’s best attractions, yet feels like its own private world. Use it as a short-term rental or claim it as your personal castle—you can’t lose. Step outside to your [...]

- 7 beds
- 6 baths
- Residential
- Single Family Residence
- Active
- 5917 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6336082



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6336082>

Basics

Bathrooms Full: 6	Date added: Added 31 minutes ago
Category: Single Family Residence	Type: Residential
Bedrooms: 7 beds	Bathrooms: 6 baths
Half baths: 0 half baths	Area, sq ft: 5917 sq ft
Lot size, sq ft: 9888 sq ft	Year built: 2008
View: Trees/Woods	SubdivisionName: REUNION WEST VILLAGE 3B
ListOfficeName: REAL BROKER, LLC	GarageSpaces: 2
ListAOR: mfrmls	

Location Details

Township: 25	Road Surface Type: Paved
Road Responsibility: Private Maintained Road	

Property Features



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Interior Features: Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Luxury Vinyl, Terrazzo

Pool Private YN: Yes

Spa YN: Yes

Fireplace YN: Yes

Parking Features: Converted Garage, Curb Parking, Driveway, Off Street, On Street

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Tile

Window Features: Blinds, Drapes, Window Treatments, Wood Frames

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

View: Trees/Woods

Sewer: Public Sewer

Heating: Central

Lot Features: City Limits, Landscaped, Level, Near Golf Course, Sidewalk, Paved, Private

Appliances: Built-In Oven, Cooktop, Dishwasher, Dryer, Exhaust Fan, Ice Maker, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator

Laundry Features: Inside, Laundry Room

Pool Features: Child Safety Fence, Heated, In Ground, Lighting

Spa Features: Heated, In Ground

Fireplace Features: Gas, Living Room, Outside

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, Lighting, Sidewalk, Sliding Doors

Security Features: Gated Community, Security Gate

Architectural Style: Mediterranean

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air, Mini-Split Unit(s)

Furnished: Furnished

Accessibility Features: Accessible Bedroom, Accessible Full Bath, Accessible Hallway(s), Accessible Kitchen, Accessible Kitchen Appliances, Accessible Central Living Area, Central Living Area

Property Details



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Subdivision Name: REUNION WEST VILLAGE 3B

Parcel Number: 35-25-27-4893-0001-0610

Levels: Two

Direction Faces: East

Foundation Details: Slab

Construction Materials: Stucco

Listing Terms: Cash, Conventional

Association Information

Association YN: Yes

Association Fee: 578

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

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

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

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$21,010

Tax Other Annual Assessment Amount: 3231

Tax Legal Description: REUNION WEST VILLAGE 3B
PB 16 PGS 180-182 LOT 61

Tax Lot: 61

Rooms



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Room type	Level
Kitchen	First
Dining Room	First
Primary Bedroom	First
Living Room	First
Balcony/Porch/Lanai	Second
Media Room	First
Bedroom 1	First
Bedroom 2	First
Bedroom 3	Second
Bedroom 4	Second
Bedroom 5	Second
Dining Room	First
Additional Bedroom	Second
Family Room	First
Great Room	First



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

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

ExteriorFeatures: Balcony, Lighting, Sidewalk, Sliding Doors

Utilities: Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Dryer, Exhaust Fan, Ice Maker, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air, Mini-Split Unit(s)

Security Features: Gated Community, Security Gate

WindowFeatures: Blinds, Drapes, Window Treatments, Wood Frames

PoolFeatures: Child Safety Fence, Heated, In Ground, Lighting

Features: Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, Gas, High Ceilings, Living Room, Open Floorplan, Outside, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Mediterranean **NewConstructionYN:** No

Heating: Central

Exterior material: Stucco

Roof: Tile

Parking: Converted Garage, Curb Parking, Driveway, Off-street, On-street

Miscellaneous



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Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Showing Requirements: Appointment Only, No Lockbox, See Remarks, ShowingTime

Occupant Type: Vacant

Other Structures: Guest House



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