

# 1301 SEVEN EAGLES COURT REUNION FL 34747

<https://candiscarmichael.com>



\$410,000

Were you waiting for this? The best of the best? One of the premier location and largest condo units in all of Reunion. 3 BR spacious 2 level condo with astounding views from every room to nature, greens and golf course. Pictures don't lie, gets better when you see it! \*\*\* ACTIVE MEMBERSHIP \*\*\* which [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 2124 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6417474



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6417474>

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## Basics

**Unit Number:** 1301

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2199 sq ft

**UnitNumber:** 1301

**ListOfficeName:** REAL BROKER, LLC

**Bathrooms Full:** 3

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2124 sq ft

**Year built:** 2003

**SubdivisionName:** SEVEN EAGLES CONDO

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Living Room/Dining Room Combo, Primary Bedroom Upstairs, Split Bedroom, Stone Counters

**Flooring:** Carpet, Ceramic Tile

**Pets Allowed:** Yes

**Roof:** Membrane

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Washer

**Laundry Features:** Electric Dryer Hookup, Inside, Washer Hookup

**Exterior Features:** Sidewalk

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

**Sewer:** Public Sewer

**Heating:** Heat Pump

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## Property Details

**Subdivision Name:** SEVEN EAGLES CONDO

**Levels:** Two

**Foundation Details:** Slab

**Parcel Number:** 35-25-27-4959-0001-A010

**Direction Faces:** West

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

**Association Fee:** 1130

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Internet

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## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 1855

**Tax Lot:** 1

**Tax Annual Amount:** \$5,941

**Tax Legal Description:** SEVEN EAGLES A CONDO OR 2337/446 OR 2370/1834 PHASE 1 BLDG A UNIT A1



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## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	12x12	Second	12	12
Living Room	15x16	Second	16	15
Primary Bedroom	14x14	Second	14	14
Bedroom 1	12x14	First	14	12
Bedroom 2	12x14	First	14	12

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

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

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Split Bedroom, Stone Counters

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Heat Pump

**Roof:** Membrane

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** 24 Hour Notice



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