

1304 SEVEN EAGLES COURT REUNION FL 34747

https://candiscarmichael.com



****Exceptional Opportunity in Reunion Resort - Fully Furnished Luxury Townhome**** Experience luxury resort living in one of Central Florida’s exclusives gated communities—****Reunion Resort****. Ideally positioned in one of the resort’s most desirable locations, this beautifully furnished and professionally decorated townhome offers the perfect blend of elegance, comfort, and investment potential. Featuring ****3 spacious bedrooms, 3 [...]**

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



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6423195



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6423195>

Basics

Unit Number: 1304

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 2178 sq ft

UnitNumber: 1304

ListOfficeName: LPT REALTY, 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

Location Details

Township: 25

Road Surface Type: Asphalt

Elementary School: Reedy Creek Elem (K 5) **Middle Or Junior School:** Horizon Middle

High School: Osceola High School

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Deck, Patio, Porch

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

Window Features: Blinds, Window Treatments

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Public, Sprinkler Recycled

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside

Spa YN: Yes

Exterior Features: Balcony, Sliding Doors

Security Features: Gated Community

Architectural Style: Contemporary

Vegetation: Mature Landscaping, Trees/Landscaped

Sewer: Public Sewer

Heating: Central

Lot Features: Sidewalk

Property Details

Subdivision Name: SEVEN EAGLES CONDO

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 35-25-27-4959-0001-M6100

Direction Faces: Southeast

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

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

Association Fee: 1130

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities, Security, Sewer, Trash, Water

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

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,779

Tax Legal Description: SEVEN EAGLES A CONDO OR 2372/245 PHASE 13 BLDG M UNIT M61

Tax Lot: M610

Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 2	17x13	First	13	17
Bedroom 3	15x12	First	12	15
Kitchen	8x10	Second	10	8
Living Room	16x13	Second	13	16
Primary Bedroom	17x13	Second	13	17



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Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Gated Community

WindowFeatures: Blinds, Window Treatments

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Public, Sprinkler Recycled

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

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

ExteriorFeatures: Balcony, Sliding Doors

Features: Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Contemporary

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Combination Lock Box

Occupant Type: Tenant



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