

1409 BELLAMY DRIVE REUNION FL 34747

<https://candiscarmichael.com>



Resort Living, Redefined — Welcome to Reunion Village Experience the best of Central Florida living in this fully furnished, move-in-ready 4-bedroom, 2.5-bath home located in the highly desirable Reunion Village community. Designed for comfort, convenience, and effortless enjoyment, this residence offers a lifestyle that feels like a year-round getaway. Just minutes from Disney, Universal, and [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2089 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6367776



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6367776>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 5663 sq ft

SubdivisionName: REUNION VILLAGE PH 3 REP

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 2089 sq ft

Year built: 2023

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 25S

Road Surface Type: Paved

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

High School: Poinciana High School

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Carpet, Vinyl

Patio And Porch Features: Rear Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Rain Barrel/Cistern(s), Sidewalk, Sliding Doors

Roof: Shingle

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

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator

Laundry Features: Laundry Room

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Other

Security Features: Gated Community

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: REUNION VILLAGE PH 3 REP

Levels: Two

Builder Name: LGI Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 34-25-27-5033-0001-0400

Direction Faces: Northeast

Builder Model: Sirena

Construction Materials: Block, HardiPlank Type, Stone, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 449

Association Fee Includes: Guard - 24 Hour, Cable TV, Internet, Maintenance Structure, Maintenance Grounds, Pool, Security

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

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$9,192

Tax Other Annual Assessment Amount: 3096

Tax Legal Description: REUNION VILLAGE PH 3
REPLAT PB 29 PGS 171-174 LOT 40

Tax Lot: 40

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	17x18	First	18	17
Kitchen	11x8	First	8	11
Dining Room	16x9	First	9	16
Laundry		First		
Primary Bedroom	15x13	First	13	15
Primary Bathroom		First		
Bedroom 2	11x11	Second	11	11
Bedroom 3	12x11	Second	11	12
Bathroom 4	13x10	Second	10	13
Loft		Second		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

ExteriorFeatures: Lighting, Rain Barrel/Cistern(s), Sidewalk, Sliding Doors

Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

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

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

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block, HardiPlank Type, Stone, Stucco

Parking: Driveway

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: ShowingTime



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