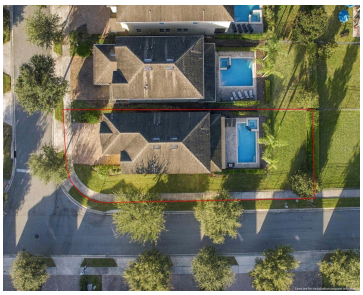
240 MINTON LOOP KISSIMMEE FL 34747

https://candiscarmichael.com









TURNKEY VACATION HOME IN THE SOUGHT-AFTER ENCORE RESORT AT REUNION (within an 8 MILE radius to DISNEY WORLD)! Fully furnished, rental-ready, and priced to attract attention, this impressive 6-bedroom, 6-bathroom home is an exceptional opportunity for the savvy investor or vacation home owner looking to step into the short-term rental market.Designed with vacation living and [...]

- 6 beds
- 6 baths
- Residential
- Single Family Residence
- Active
- 2831 sq ft

Courtesy of

Listing Office: REAL BROKER, LLC

Office ID: MFR805521714

Status: Active

MLS ID: MFRO6457791

Description

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

Virtual Tour:
https://www.zillow.com/view-imx/a071063b-47f0-4928-ac38-4cc8a3c6fd20?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard

Basics

Bathrooms Full: 6
Category: Single Family Residence
Bedrooms: 6 beds
Half baths: 0 half baths
Lot size, sq ft: 7473 sq ft
View: Pool
ListOfficeName: REAL BROKER, LLC

Date added: Added 17 minutes ago
Type: Residential
Bathrooms: 6 baths
Area, sq ft: 2831 sq ft
Year built: 2016
SubdivisionName: REUNION WEST PH 1 EAST
ListAOR: mfrmls

Location Details

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

Property Features

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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters

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

Flooring: Carpet, Tile

Laundry Features: Inside, Laundry Room

Patio And Porch Features: Deck, Patio, Porch, Rear Porch

Pool Private YN: Yes

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

Spa YN: Yes

Spa Features: Heated, In Ground

Parking Features: Driveway, Garage Door Opener

Garage YN: Yes

Attached Garage YN: Yes

Pets Allowed: Yes

Exterior Features: Awning(s), Lighting, Private Yard, Sidewalk

Fencing: Fenced, Other

Roof: Shingle

Security Features: Gated Community, Security Lights, Smoke Detector(s)

Window Features: Blinds, Drapes, Shades

Architectural Style: Florida

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

Vegetation: Mature Landscaping, Trees/Landscaped

View: Pool

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Electric, Heat Pump

Furnished: Furnished

Lot Features: Corner Lot, Landscaped, Near Golf Course, Sidewalk, Paved, Private

Property Details

Subdivision Name: REUNION WEST PH 1 EAST

Parcel Number: 23-25-27-4925-0001-1020

Levels: Two

Direction Faces: South

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

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Association YN: Yes

Association Fee: 697

Association Fee Frequency: Monthly

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Grounds, Private Road, Recreational Facilities, Trash

Association Amenities: Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Park, Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub

Community Features: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Park, Playground, Restaurant, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $10,923

Tax Legal Description: REUNION WEST PH 1 EAST PB 24 PGS 104-109 LOT 102

Tax Lot: 102

Rooms

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Room type	Dimensions	Level	Length	Width
Kitchen	9x15	First	15	9
Dining Room	15x15	First	15	15
Living Room	19x19	First	19	19
Primary Bedroom	15x15	Second	15	15
Primary Bathroom	12x11	Second	11	12
Bedroom 2	12x10	Second	10	12
Bathroom 2	4x5	Second	5	4
Bedroom 3	12x11	Second	11	12
Bathroom 3	5x7	Second	7	5
Bedroom 4	10x11	Second	11	10
Bathroom 4	10x5	Second	5	10
Bedroom 5	13x15	Second	15	13
Bathroom 5	4x7	Second	7	4
Primary Bedroom 2	12x13	First	13	12

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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Park, Playground, Restaurant, Sidewalks, Street Lights

ExteriorFeatures: Awning(s), Lighting, Private Yard, Sidewalk

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

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Security Lights, Smoke Detector(s)

WindowFeatures: Blinds, Drapes, Shades

PoolFeatures: In Ground, Child Safety Fence, Gunite, Heated, Lighting, Pool Alarm

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters

Building Details

ArchitecturalStyle: Florida

Heating: Central, Electric, Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Private Yard

Occupant Type: Vacant

Showing Requirements: Lock Box Electronic, See Remarks, ShowingTime

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