

395 MUIRFIELD LOOP REUNION FL 34747

https://candiscarmichael.com



Discover a stunning transitional home with an “Active Reunion Resort Membership” and “Now Fully Furnished Turnkey”, perfectly situated on the 14th hole of the esteemed Jack Nicklaus golf course. Spanning over 7,000 square feet, this property is nestled in the highly sought-after Reunion Resort community. Built by McNally Construction, a renowned luxury home builder, it [...]

- 5 beds
- 7 baths
- Residential
- Single Family Residence
- Active
- 5563 sq ft



Courtesy of

**Listing Office:** FLAT FEE MLS REALTY

**Status:** Active

**Office ID:** MFR261555850

**MLS ID:** MFRTB8418269



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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/TB8418269>

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## Basics

**Bathrooms Full:** 5

**Date added:** Added 17 hours ago

**Type:** Residential

**Bathrooms:** 7 baths

**Floors:** 2 floors

**Lot size, sq ft:** 9235 sq ft

**View:** Golf Course

**ListOfficeName:** FLAT FEE MLS REALTY

**ListAOR:** mfrmls

**Bathrooms Half:** 2

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 2 half baths

**Area, sq ft:** 5563 sq ft

**Year built:** 2010

**SubdivisionName:** REUNION WEST VLGS NORTH

**GarageSpaces:** 2

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## Location Details

**Township:** 25S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Central Vacuum, Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Smart Home, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Epoxy, Marble, Tile

**Patio And Porch Features:** Covered, Front Porch, Patio, Rear Porch, Side Porch

**Pool Features:** Auto Cleaner, Child Safety Fence, Gunite, Heated, In Ground, Infinity, Lighting, Outside Bath Access, Pool Alarm, Tile

**Spa Features:** Heated, In Ground

**Fireplace Features:** Free Standing, Gas

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Lighting, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors

**Security Features:** Fire Alarm, Gated Community, Secured Garage/Parking, Security System, Security System Owned, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Available

**View:** Golf Course

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** On Golf Course, Sidewalk, Paved, Private

**Appliances:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System, Water Softener, Wine Refrigerator

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Guest, On Street

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Window Features:** Blinds, Drapes, ENERGY STAR Qualified Windows, Insulated Windows, Rods, Shades, Thermal Windows, Window Treatments

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air, Humidity Control

**Furnished:** Partially

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**Subdivision Name:** REUNION WEST VLGS  
NORTH

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA  
Loan

**Parcel Number:** 35-25-27-4881-0001-0190

**Direction Faces:** West

**Construction Materials:** Block, Stucco, Frame

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## Association Information

**Association YN:** Yes

**Association Fee:** 589

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool,  
Internet, Maintenance Grounds, Sewer, Trash

**Association Amenities:** Cable  
TV, Fitness Center, Gated, Pool,  
Security, Vehicle Restrictions

**Community Features:** Deed Restrictions, Fitness Center,  
Gated Community - Guard, Golf, Irrigation-Reclaimed Water,  
Park, Playground, Pool, Sidewalks, Tennis Court(s), Street  
Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$16,256

**Tax Other Annual Assessment  
Amount:** 2528

**Tax Legal Description:** REUNION WEST VILLAGES  
NORTH PB 16 PGS 23-31 LOT 19 27-25-27

**Tax Lot:** 19

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	27x15	First	15	27
Kitchen	29x13	First	13	29
Living Room	34x17	First	17	34
Dining Room	18x14	First	14	18
Great Room	24x16	First	16	24
Laundry	12x7	First	7	12
Bedroom 2	23x16	Second	16	23
Bedroom 3	23x16	Second	16	23
Bedroom 4	14x14	Second	14	14
Den	11x9	Second	9	11

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Deed Restrictions, Fitness Center, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Balcony, Lighting, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Available

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System, Water Softener, Wine Refrigerator

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air, Humidity Control

**Security Features:** Fire Alarm, Gated Community, Secured Garage/Parking, Security System, Security System Owned, Smoke Detector(s)

**WindowFeatures:** Blinds, Drapes, ENERGY STAR Qualified Windows, Insulated Windows, Rods, Shades, Thermal Windows, Window Treatments

**PoolFeatures:** Auto Cleaner, Child Safety Fence, Gunite, Heated, In Ground, Infinity, Lighting, Outside Bath Access, Pool Alarm, Tile

**Features:** Ceiling Fans(s), Central Vacuum, Crown Molding, Eat-in Kitchen, Free Standing, Gas, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Smart Home, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Frame, Stucco

**Parking:** Driveway, Garage Door Opener, Guest, On-street

**Heating:** Central, Electric, Heat Pump

**Roof:** Tile

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## Miscellaneous



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**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** 24 Hour Notice, Appointment Only,  
Call Before Showing, Contact Call Center

**Occupant Type:** Owner

**Other Structures:** Outdoor  
Kitchen



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