

395 MUIRFIELD LOOP REUNION FL 34747

<https://candiscarmichael.com>



Discover a stunning transitional home with an “Active Reunion Resort Membership”, 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 with a recent renovation in 2023 [...]

- 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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8418269>

Basics

Bathrooms Full: 5

Date added: Added 3 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

Location Details

Township: 25S

Road Surface Type: Paved

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: Unfurnished

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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

Association Information

Association YN: Yes

Association Fee: 616

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

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

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 Vaccum, 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

Building Details

NewConstructionYN: No

Exterior material: Block, Frame, Stucco

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

Heating: Central, Electric, Heat Pump

Roof: Tile

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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