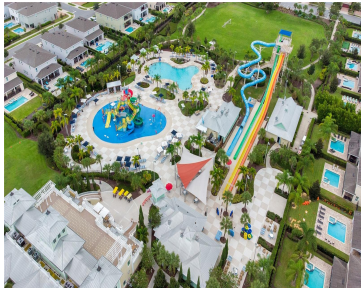


# 410 NOVI PATH KISSIMMEE FL 34747

<https://candiscarmichael.com>



Discover this exceptional, fully furnished 8-bedroom, 7-bathroom luxury home located in the highly sought-after Encore Resort at Reunion—a premier vacation home community just minutes from Walt Disney World. This spacious residence features an open-concept living, dining, and kitchen area with granite countertops and solid wood cabinetry throughout, creating an inviting space for large gatherings. The [...]

- 8 beds
- 7 baths
- Residential
- Single Family Residence
- Active
- 3412 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6401098



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## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=9T7fCPB6tt4&mls=1>

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## Basics

**Bathrooms Full:** 7

**Category:** Single Family Residence

**Bedrooms:** 8 beds

**Half baths:** 0 half baths

**Area, sq ft:** 3412 sq ft

**Year built:** 2016

**SubdivisionName:** REUNION WEST PH 1 WEST & AMENT  
CTR RPLT

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 7 baths

**Floors:** 2 floors

**Lot size, sq ft:** 5187 sq ft

**View:** Garden

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25S

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** West Side

**Road Surface Type:** Paved

**Elementary School:** Westside K-8

**High School:** Poinciana High School

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## Property Features



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**Interior Features:** Ceiling Fans(s), Dry Bar, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Covered, Patio

**Pool Features:** Heated, In Ground, Lighting, Pool Alarm

**Spa Features:** Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

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

**Roof:** Shingle

**Window Features:** Blinds, Double Pane Windows, Window Treatments

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

**View:** Garden

**Sewer:** Public Sewer

**Heating:** Central, Electric, Exhaust Fan

**Lot Features:** Landscaped, Level, Sidewalk, Paved

**Appliances:** Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

**Laundry Features:** Electric Dryer Hookup, Inside, Laundry Closet, Upper Level, Washer Hookup

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Ground Level

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced

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

**Architectural Style:** Contemporary

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

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## Property Details

**Subdivision Name:** REUNION WEST PH 1 WEST & AMENT CTR RPLT

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 22-25-27-4924-0001-1170

**Direction Faces:** East

**Construction Materials:** Block, Stucco

**Property Condition:** Completed



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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Clubhouse, Fitness Center, Gated, Other, Park, Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub

**Association Fee:** 697

**Association Fee Includes:** Guard - 24 Hour, Pool, Maintenance Grounds, Recreational Facilities

**Community Features:** Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 3314

**Tax Lot:** 117

**Tax Annual Amount:** \$12,145

**Tax Legal Description:** REUNION WEST PH 1 WEST & AMENITIES CENTER REPLAT PB 24 PG 75-82 LOT 117

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	15x12	First	12	15
Dining Room	15x15	First	15	15
Living Room	13x15	First	15	13
Bedroom 1	13x14	First	14	13
Bathroom 1	5x10	First	10	5
Bedroom 2	14x12	First	12	14
Bathroom 2	5x10	First	10	5
Bedroom 3	12x12	Second	12	12
Bathroom 3	5x9	Second	9	5
Bedroom 4	12x13	Second	13	12
Bathroom 4	6x7	Second	7	6
Bedroom 5	11x12	Second	12	11
Bathroom 5	5x8	Second	8	5
Primary Bedroom	16x13	Second	13	16
Primary Bathroom	9x12	Second	12	9



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

**ExteriorFeatures:** Awning(s), Lighting, Private Yard, Sidewalk, Sliding Doors

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

**Amenities:** Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**WindowFeatures:** Blinds, Double Pane Windows, Window Treatments

**PoolFeatures:** Heated, In Ground, Lighting, Pool Alarm

**Features:** Ceiling Fans(s), Dry Bar, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

---

## Building Details

**ArchitecturalStyle:** Contemporary

**NewConstructionYN:** No

**Heating:** Central, Electric, Exhaust Fan

**Exterior material:** Block, Stucco

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener, Ground Level

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Tenant

**Other Equipment:** Irrigation Equipment, Private Yard

**Showing Requirements:** 24 Hour Notice, Appointment Only, Call Listing Agent 2, Call Before Showing, Contact Call Center, No Lockbox, See Remarks, ShowingTime



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