

7423 EXCITEMENT DRIVE REUNION FL 34747

<https://candiscarmichael.com>



\$874,900



Ready for an exceptional home? This 5 bedroom, 5 bathroom pool home in Reunion Resort sits on one of the most sought-after view lots in the entire community offering sweeping golf course views, nightly Disney fireworks, and even rocket launches from the Space Coast. Spanning over 3,700 square feet across three levels with a private [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3775 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6373095



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://unbranded.visithome.ai/6v9JQHgHMuNZtPRwtPTdDW?mu=ft>

Basics

Bathrooms Full: 5

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Area, sq ft: 3775 sq ft

Year built: 2006

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 5 baths

Floors: 3 floors

Lot size, sq ft: 4966 sq ft

SubdivisionName: REUNION PH 02 PRCL 01 & 1A

GarageSpaces: 2

Location Details

Township: 25S

Elementary School: Island Village Elementary School

High School: Poinciana High School

Road Surface Type: Paved

Middle Or Junior School: Horizon Middle

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Elevator, Kitchen/Family Room Combo, Living Room/Dining Room Combo

Flooring: Laminate, Tile

Pool Private YN: Yes

Spa YN: Yes

Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Microwave, Range, Refrigerator

Laundry Features: Inside, Laundry Room

Pool Features: In Ground, Outside Bath Access

Spa Features: In Ground

Garage Spaces: 2

Exterior Features: French Doors, Sidewalk

Utilities: Public

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: REUNION PH 02 PRCL 01 & 1A **Parcel Number:** 35-25-27-4838-0001-0120

Levels: Three Or More

Direction Faces: South

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 620

Association Fee Frequency: Monthly

Association Fee Includes: Cable TV, Pool, Internet, Maintenance Grounds, Pest Control

Association Amenities: Cable TV, Clubhouse, Gated, Golf Course, Other, Pickleball Court(s), Pool, Tennis Court(s)

Community Features: Clubhouse, Gated Community - Guard, Golf Carts OK, Pool, Tennis Court(s)

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$12,969

Tax Other Annual Assessment Amount: 2504

Tax Legal Description: REUNION PHASE 2 PARCEL 1 AND 1A PB 13 PGS 115-123 LOT 12

Tax Lot: 12

Rooms

Room type	Dimensions	Level
Living Room	12x10	First
Kitchen	9x13	First
Primary Bedroom	12x12	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: Yes

Spa Features: In Ground

ExteriorFeatures: French Doors, Sidewalk

Utilities: Public

Amenities: Dishwasher, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Gated Community - Guard, Golf Carts OK, Pool, Tennis Court(s)

PoolFeatures: In Ground, Outside Bath Access

Features: Ceiling Fans(s), Eat-in Kitchen, Elevator, Kitchen/Family Room Combo, Living Room/Dining Room Combo

Building Details



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NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Owner



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