

# 7433 EXCITEMENT DRIVE KISSIMMEE FL 34747

<https://candiscarmichael.com>



\$1,220,000



One or more photo(s) has been virtually staged. !!REUNION RESORT AND GOLF CLUB MEMBERSHIP INCLUDED!! Step into a world where indulgence meets elegance, where every detail has been carefully curated to deliver the ultimate lifestyle experience. Welcome to your JUST BUILT BRAND-NEW, 6-BEDROOM, 6.5-BATHROOMS luxury residence, perfectly positioned along the lush fairways of Arnold Palmer's [...]

- 6 beds
- 7 baths
- Residential
- Single Family Residence
- Active
- 3574 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6340855



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6340855>

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## Basics

**Bathrooms Full:** 6

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 7 baths

**Area, sq ft:** 3574 sq ft

**Year built:** 2025

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 6 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 4966 sq ft

**SubdivisionName:** REUNION PH 2 PRCL 1 & 1A

**GarageSpaces:** 2

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## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding

**Flooring:** Carpet, Ceramic Tile

**Pool Private YN:** Yes

**Spa YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Outdoor Grill, Private Mailbox

**Utilities:** Cable Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range Hood, Refrigerator, Tankless Water Heater

**Laundry Features:** Laundry Room

**Pool Features:** In Ground

**Spa Features:** In Ground

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** None

**Cooling:** Central Air

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## Property Details

**Subdivision Name:** REUNION PH 2 PRCL 1 & 1A **Parcel Number:** 35-25-27-4838-0001-0170

**Levels:** Two

**Direction Faces:** Southeast

**New Construction YN:** Yes

**Foundation Details:** Slab

**Construction Materials:** Block

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

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee:** 559

**Association Fee Frequency:** Monthly

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

**Community Features:** Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,691

**Tax Other Annual Assessment Amount:** 2399

**Tax Legal Description:** REUNION PHASE 2 PARCEL 1 AND 1A PB 13 PGS 115-123 LOT 17

**Tax Lot:** 17

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## Rooms

Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	Second

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**ExteriorFeatures:** Balcony, Outdoor Grill,  
Private Mailbox

**Utilities:** Cable Connected

**Amenities:** Cooktop, Dishwasher, Disposal,  
Dryer, Exhaust Fan, Microwave, Range Hood,  
Refrigerator, Tankless Water Heater

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Dog Park,  
Fitness Center, Gated Community - Guard, Golf  
Carts OK, Golf, Playground, Pool, Restaurant,  
Sidewalks, Tennis Court(s)

**PoolFeatures:** In Ground

**Features:** Cathedral Ceiling(s), Ceiling Fans(s),  
Crown Molding

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## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Appointment Only, Lock Box Electronic,  
ShowingTime



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