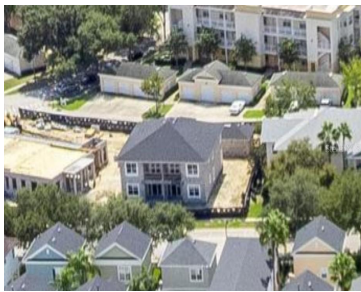


7438 EXCITEMENT DRIVE REUNION FL 34747

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Under Construction. One or more photo(s) has been virtually staged. Under Construction. The best all-around investment properties in Orlando \*\*\*\*CURRENTLY UNDER CONSTRUCTION 102 new units\*\*\*\*, SOON TO BE DELIVERED!! RESERVE FROM ONLY \$21,920, Live, Vacation, Enjoy a luxury lifestyle and/or generate income through NIGHTLY short term or [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1328 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6361793



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6361793>

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## Basics

<b>Unit Number:</b> B4101	<b>Bathrooms Full:</b> 2
<b>Date added:</b> Added 2 hours ago	<b>Category:</b> Condominium
<b>Type:</b> Residential	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2 baths	<b>Half baths:</b> 0 half baths
<b>Floors:</b> 2 floors	<b>Area, sq ft:</b> 1328 sq ft
<b>Lot size, sq ft:</b> 203861 sq ft	<b>Year built:</b> 2025
<b>UnitNumber:</b> B4101	<b>SubdivisionName:</b> TERRACES AT REUNION A REP
<b>ListOfficeName:</b> EXP REALTY LLC	<b>GarageSpaces:</b> 1
<b>ListAOR:</b> mfrmls	

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## Location Details

<b>Township:</b> 25	<b>Road Surface Type:</b> Asphalt
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## Property Features



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**Interior Features:** Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)

**Flooring:** Ceramic Tile, Vinyl

**Garage YN:** Yes

**Carport YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Built-Up, Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Dryer, Freezer, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Closet

**Garage Spaces:** 1

**Carport Spaces:** 1

**Exterior Features:** Balcony, Courtyard, French Doors, Garden, Sidewalk

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** TERRACES AT REUNION A REP

**Levels:** One

**New Construction YN:** Yes

**Builder Model:** NOAH

**Construction Materials:** Block, Concrete

**Parcel Number:** 35-25-27-4896-0001-0C10

**Direction Faces:** North

**Builder Name:** LB CONSTRUCTION OF SOUTH FLORIDA

**Foundation Details:** Slab, Stem Wall

**Property Condition:** Under Construction

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## Association Information

**Association YN:** Yes

**Association Fee Includes:** Guard - 24 Hour, Common Area Taxes, Pool, Internet, Sewer, Water

**Association Fee Frequency:** Monthly

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

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## Fees&Taxes



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Tax Year: 2024

Tax Other Annual Assessment Amount: 3000

Tax Annual Amount: \$146,319

Tax Legal Description: TERRACES AT REUNION A REPLAT PB 17 PGS 105-106 A PORTION OF PARCEL C-1: COM AT THE MOST SWLY COR OF TRACT C, REUNION PH 2 PARCEL 1 & 1A PB 13 PGS 115-123, E 381.49 FT TO POC, CONC NWLY, RAD 300 FT, CENT ANG 35 DEG, (CH BEARING N 73 DEG 179.60 FT), NE LY ALONG CURVE 182.40 FT TO REV CURVE, CONC SWLY, RAD 763 FT, CENT ANG 04 DEG, (CH BEARING N 57 DEG E 55.78 FT), NELY ALONG CURVE 55.79 FT TO POB; & POC, CONC SELY, RAD 763 FT, CENT ANG 02 DEG, (CH BEARING N 61 DEG E 33.13 FT), NELY ALONG CURVE 33.1 3 FT TO NON-TAN CURVE, CONC ELY, RAD 33.50 FT, CENT ANG 19 DEG, (CH BEARING S 18 DEG E 11.24 FT), SLY ALONG CURVE 11.29 FT, S 28 DEG, (CH BEARING S 14 DEG E 54.90 FT), SLY ALONG CURVE 55.46 FT, S 9.47 FT TO POC, CONC NELY, RAD 13.50 FT, CENT ANG

Tax Lot: 1

Rooms

Room type	Level
Primary Bedroom	First
Bedroom 2	First
Bathroom 3	First
Den	First
Dining Room	First
Living Room	First
Kitchen	First



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

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

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Dryer, Freezer, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Courtyard, French Doors, Garden, Sidewalk

**Features:** Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** Yes

**Exterior material:** Block, Concrete

**Heating:** Central

**Roof:** Built-up, Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Appointment Only

**Occupant Type:** Vacant



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