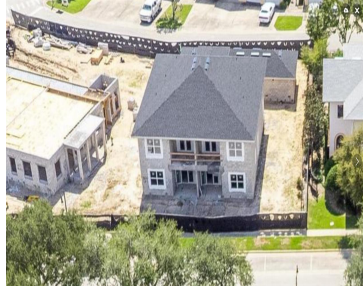


7438 EXCITEMENT DRIVE REUNION FL 34747

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Under Construction. The best all-around investment properties in Orlando - NO RENTAL RESTRICTIONS CURRENTLY UNDER CONSTRUCTION 102 new units, SOON TO BE DELIVERED!! RESERVE WITH ONLY \$5,000 (NON REFUNDABLE) Located inside Reunion Resort & Golf Club, this is a rare opportunity to own a luxury property with [...]

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



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6361786



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6361786>

Basics

Unit Number: B4202

Bathrooms Full: 2

Date added: Added 2 days ago

Category: Condominium

Type: Residential

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Floors: 2 floors

Area, sq ft: 1328 sq ft

Lot size, sq ft: 203861 sq ft

Year built: 2025

UnitNumber: B4202

SubdivisionName: TERRACES AT REUNION A REP

ListOfficeName: EXP REALTY LLC

GarageSpaces: 1

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt

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

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-B4202

Direction Faces: North

Builder Name: LB CONSTRUCTION OF SOUTH FLORIDA

Foundation Details: Slab, Stem Wall

Property Condition: Under Construction

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)

Fees&Taxes



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Tax Year: 2024

Tax Annual Amount: \$146,319

Tax Other Annual Assessment Amount: 3000

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)

Building Details

NewConstructionYN: Yes

Exterior material: Block, Concrete

Heating: Central

Roof: Built-up, Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Appointment Only

Occupant Type: Vacant



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