

7478 GATHERING DRIVE REUNION FL 34747

https://candiscarmichael.com



\*\*\*ACTIVE MEMBERSHIP AVAILABLE\*\*\* MUST SEE HOME!!! Located in the beautiful Reunion Resort in the desirable Homestead community, this home is sure to impress! This FULLY FURNISHED home has been meticulously maintained by its current owners. FULLY RENOVATED with HIGH END FINISHES throughout and DESIGNER FURNITURE this home is truly TURNKEY! Tall ceilings on both floors [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1970 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6347055



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6347055>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 6490 sq ft

**SubdivisionName:** REUNION PH 1 PRCL 1 UNIT 3

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1970 sq ft

**Year built:** 2005

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Upstairs, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Tile, Vinyl

**Pool Private YN:** Yes

**Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Other, Refrigerator, Washer

**Laundry Features:** Inside

**Pool Features:** Heated, In Ground

**Garage Spaces:** 1

**Exterior Features:** Balcony, Other, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected, Other, Phone Available, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** REUNION PH 1 PRCL 1 UNIT 3

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 35-25-27-4849-0001-2930

**Direction Faces:** Northeast

**Construction Materials:** Block, HardiPlank Type

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Cable TV, Clubhouse, Gated, Playground, Pool, Recreation Facilities, Spa/Hot Tub

**Association Fee:** 565

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Grounds, Other, Pest Control, Security, Sewer, Trash

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



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# Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 2399

**Tax Lot:** 293

**Tax Annual Amount:** \$9,713

**Tax Legal Description:** REUNION PHASE 1 PARCEL 1  
UNIT 3 PB 14 PGS 77-80 26-25-27 LOT 293

# Rooms

Room type	Level
Kitchen	First
Primary Bedroom	Second
Living Room	First

# Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

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

**PoolFeatures:** Heated, In Ground

**Features:** Living Room/Dining Room Combo, Open Floorplan, Other, PrimaryBedroom Upstairs, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Other, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected, Other, Phone Available, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Other, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, HardiPlank Type

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Combination Lock Box, Other, See Remarks, ShowingTime



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