

7482 BROOKLYN DRIVE KISSIMMEE FL 34747

https://candiscarmichael.com



\$589,000



Upon entering this home you will immediately experience a satisfying feel of elegance and luxury. This Italian inspired refined 3 bedroom, 3.5 bath home features a well thought-out, complete gourmet kitchen with Samsung stainless steel appliances, granite counter tops and all wood cabinetry. The entire first floor is lit up during the day with natural [...]

- 3 beds
- 4 baths
- Residential
- Townhouse
- Active
- 2195 sq ft



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC  
**Status:** Active

**Office ID:** MFR260000779  
**MLS ID:** MFRTB8327730



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8327730>

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Lot size, sq ft:** 1742 sq ft

**SubdivisionName:** MAGIC VILLAGE RESORT 2  
REP

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2195 sq ft

**Year built:** 2018

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

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## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt, Paved

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Pool Private YN:** Yes

**Spa Features:** In Ground

**Fireplace Features:** Electric, Family Room, Living Room, Stone

**Exterior Features:** Courtyard, Lighting, Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fire Hydrant, Propane, Public, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Recovery Unit

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Inside

**Pool Features:** Gunite

**Fireplace YN:** Yes

**Pets Allowed:** No

**Roof:** Built-Up, Shingle

**Water Source:** None

**Cooling:** Central Air

**Furnished:** Turnkey

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## Property Details

**Subdivision Name:** MAGIC VILLAGE RESORT 2 REP

**Levels:** Two

**Builder Name:** Pininfarina

**Construction Materials:** Block, Stucco

**Parcel Number:** 02-25-27-4018-0001-100R

**Direction Faces:** West

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

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## Association Information



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**Association YN:** Yes

**Association Fee:** 569.02

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Cable TV, Pool, Internet,  
Maintenance Structure, Maintenance Grounds,  
Recreational Facilities, Sewer, Trash

**Association Amenities:** Cable TV,  
Clubhouse, Fitness Center, Gated,  
Maintenance, Playground, Pool,  
Recreation Facilities, Tennis  
Court(s)

**Community Features:** Association Recreation - Owned,  
Buyer Approval Required, Clubhouse, Deed Restrictions,  
Fitness Center, Gated Community - No Guard, Playground,  
Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair  
Access, Street Lights

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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$9,074

**Tax Other Annual Assessment  
Amount:** 3237

**Tax Legal Description:** MAGIC VILLAGE RESORT 2  
REPLAT PB 27 PG 44 LOT 100R

**Tax Lot:** 100

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	14x20	First	20	14
Primary Bedroom	13x25	Second	25	13
Bedroom 2	12x12	Second	12	12
Bedroom 3	11x11	Second	11	11
Living Room	15x15	First	15	15
Primary Bathroom	8x10	Second	10	8
Bathroom 2	8x10	Second	10	8
Bathroom 3	8x10	First	10	8
Laundry	7x15	First	15	7

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**ExteriorFeatures:** Courtyard, Lighting, Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Fire Hydrant, Propane, Public, Sewer Connected, Water Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - No Guard, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access, Street Lights

**PoolFeatures:** Gunite

**Features:** Cathedral Ceiling(s), Electric, Family Room, High Ceilings, Kitchen/Family Room Combo, Living Room, Open Floorplan, PrimaryBedroom Upstairs, Split Bedroom, Stone, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric, Heat Recovery Unit

**Exterior material:** Block, Stucco **Roof:** Built-up, Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Vacant

**Showing Requirements:** Do Not Contact Tenants, Locked Gate, See Remarks, ShowingTime



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