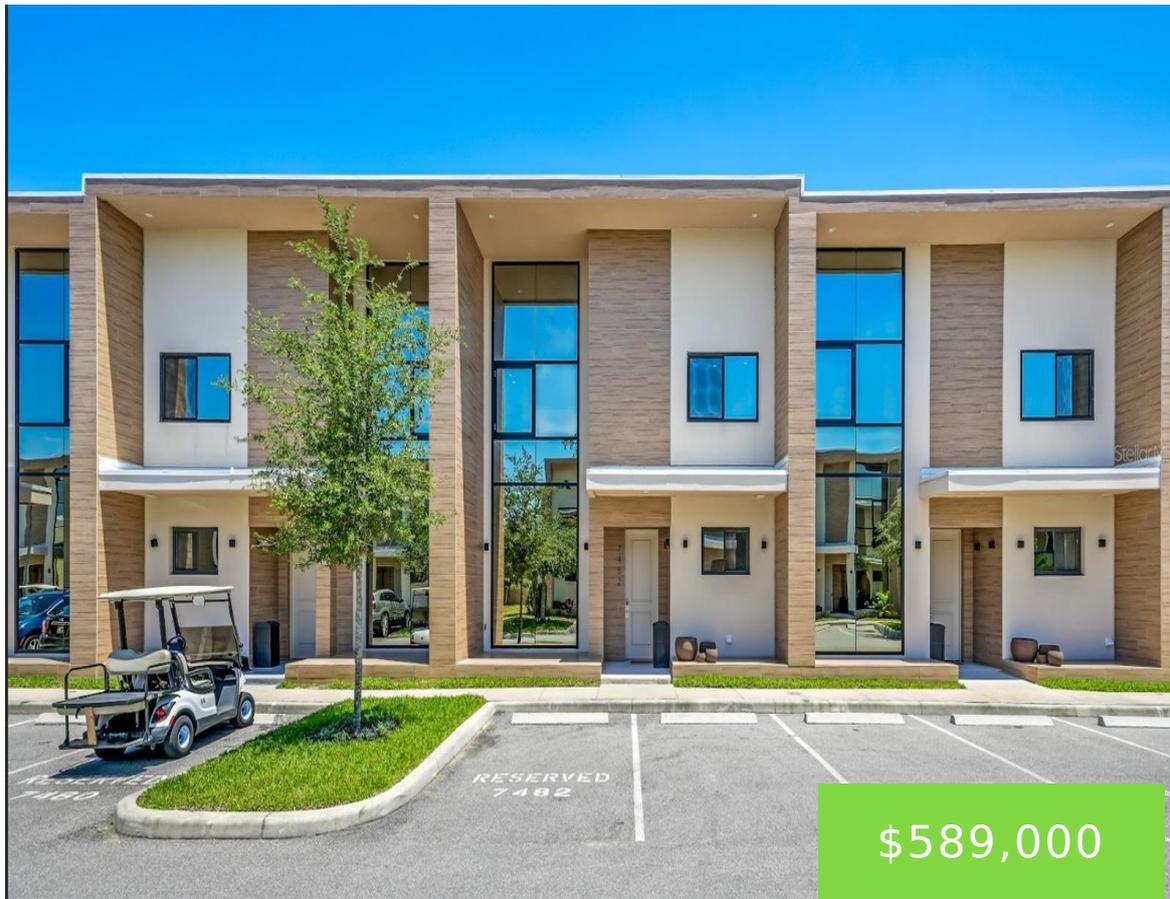


7482 BROOKLYN DRIVE KISSIMMEE FL 34747

<https://candiscarmichael.com>



\$589,000



Step into a world of timeless Italian elegance the moment you cross the threshold of this stunning 3-bedroom, 3.5-bath masterpiece in the exclusive Magic Village community—crafted with the signature sophistication of iconic Italian design house Pininfarina (the legendary force behind Ferrari, Maserati, and Rolls-Royce aesthetics). This refined, fully furnished retreat exudes luxury from every angle: Gourmet [...]

- 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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

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

Basics

Bathrooms Full: 3

Date added: Added 3 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

Location Details

Township: 25S

Road Surface Type: Asphalt, Paved

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

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

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

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

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

Building Details

NewConstructionYN: No

Heating: Central, Electric, Heat Recovery Unit

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

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE