

7487 GATHERING DRIVE REUNION FL 34747

<https://candiscarmichael.com>



Great opportunity to own a successful vacation rental home in Reunion Resort with proven rental history. This 6 bed home is located in Reunion's East side. Being a unique, one of one, custom home makes it easier to command higher nightly rental rates in comparison to the large number of the 35ft width lot long [...]

- 6 beds
- 6 baths
- Residential
- Single Family Residence
- Active
- 4289 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6387294



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 6

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 0 half baths

Area, sq ft: 4289 sq ft

Year built: 2008

SubdivisionName: REUNION PH 01 PRCL 01 UNIT 03

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 6 baths

Floors: 2 floors

Lot size, sq ft: 12763 sq ft

View: Golf Course

ListOfficeName: REAL BROKER, LLC

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features



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Interior Features: Primary Bedroom Main Floor, Primary Bedroom Upstairs, Thermostat

Flooring: Carpet, Luxury Vinyl

Patio And Porch Features: Deck

Pool Features: Child Safety Fence, Deck, Gunitite, Heated, In Ground, Pool Alarm

Spa Features: Heated, In Ground

Exterior Features: Outdoor Grill, Outdoor Kitchen, Sidewalk

Security Features: Gated Community, Smoke Detector(s)

View: Golf Course

Sewer: Public Sewer

Heating: Heat Pump

Lot Features: On Golf Course, Oversized Lot

Appliances: Convection Oven, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer

Laundry Features: Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Tile

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air, Mini-Split Unit(s)

Furnished: Furnished

Property Details

Subdivision Name: REUNION PH 01 PRCL 01 UNIT 03

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 35-25-27-4849-0001-2080

Direction Faces: Southeast

Construction Materials: Block, Stucco, Frame

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse, Fitness Center, Gated, Golf Course, Security

Association Fee: 535.95

Association Fee Includes: Pest Control

Community Features: Clubhouse, Fitness Center, Gated Community - Guard, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$13,254

Tax Other Annual Assessment Amount: 2399

Tax Legal Description: REUNION PHASE 1 PARCEL 1
UNIT 3 PB 14 PGS 77-80 26-25-27 LOT 208

Tax Lot: 208

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	17x16	First	16	17
Kitchen	15x12	First	12	15
Living Room	20x14	First	14	20

Amenities & Features



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Clubhouse, Fitness Center, Gated Community - Guard, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

PoolFeatures: Child Safety Fence, Deck, Gunitite, Heated, In Ground, Pool Alarm

Features: Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Thermostat

GarageYN: No

FireplaceYN: No

Cooling: Central Air, Mini-Split Unit(s)

Security Features: Gated Community, Smoke Detector(s)

ExteriorFeatures: Outdoor Grill, Outdoor Kitchen, Sidewalk

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Amenities: Convection Oven, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Frame, Stucco

Heating: Heat Pump

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: 24 Hour Notice, Appointment Only, Call Listing Agent, Do Not Contact Tenants, See Remarks



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