

7494 GATHERING DRIVE REUNION FL 34747

https://candiscarmichael.com



New Price Adjustment! EASY TO SHOW!! A beautiful Homestead property is on the market—don't miss this opportunity! This updated, pristine, turn-key 4-bedroom, 4.5-bath pool home is perfectly positioned across from the first hole of the Tom Watson-designed golf course at Reunion Resort and sits on a spacious corner lot, offering rare privacy and extra outdoor [...]

- 4 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 2653 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6387395



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour:

<https://media.devoredesign.com/videos/019cb581-c1cd-72fe-83a3-2c9c1f282660?v=226>

Basics

Bathrooms Full: 4

Bathrooms Half: 1

Date added: Added 2 hours ago

Category: Single Family Residence

Type: Residential

Bedrooms: 4 beds

Bathrooms: 5 baths

Half baths: 1 half bath

Area, sq ft: 2653 sq ft

Lot size, sq ft: 6960 sq ft

Year built: 2004

SubdivisionName: REUNION PH 01 PRCL 01 UNIT 03

ListOfficeName: EXP REALTY LLC

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Stone Counters, Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Laminate

Patio And Porch Features: Covered, Front Porch, Porch

Pool Features: Child Safety Fence, Heated, In Ground, Lighting

Garage YN: Yes

Pets Allowed: Yes

Fencing: Other

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Traditional

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Electric

Lot Features: Corner Lot, Sidewalk, Paved

Appliances: Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

Laundry Features: Inside

Pool Private YN: Yes

Parking Features: Alley Access, Driveway, Garage Faces Rear

Garage Spaces: 2

Exterior Features: Balcony, Sidewalk

Roof: Shingle

Window Features: Drapes, Rods, Shades

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

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: REUNION PH 01 PRCL 01 UNIT 03

Levels: Two

Foundation Details: Block, Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 35-25-27-4849-0001-2880

Direction Faces: West

Construction Materials: Stucco

Property Condition: Completed

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 Frequency:
Monthly

Association Amenities: Fitness Center, Maintenance, Park, Playground, Pool, Recreation Facilities, Security

Association Fee: 620

Association Fee Includes: Guard - 24 Hour, Cable TV, Internet, Maintenance Structure, Pest Control, Security, Trash

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Park, Playground, Pool, Restaurant, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 2504

Tax Lot: 2880

Tax Annual Amount: \$9,590

Tax Legal Description: REUNION PHASE 1 PARCEL 1
UNIT 3 PB 14 PGS 77-80 26-25-27 LOT 288

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	12x15	First	15	12
Living Room	16x17	First	17	16
Primary Bedroom	15x15	Second	15	15
Primary Bathroom	12x15	Second	15	12
Bedroom 1	15x12	First	12	15
Bedroom 2	13x13	Second	13	13
Bedroom 3	15x15	Second	15	15

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: Yes

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Drapes, Rods, Shades

PoolFeatures: Child Safety Fence, Heated, In Ground, Lighting

Features: Ceiling Fans(s), Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Stone Counters, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Park, Playground, Pool, Restaurant, Sidewalks

ExteriorFeatures: Balcony, Sidewalk

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

Amenities: Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Building Details

ArchitecturalStyle: Traditional

NewConstructionYN: No

Heating: Electric

Exterior material: Stucco

Roof: Shingle

Parking: Alley Access, Driveway, Garage Faces Rear

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Lock Box Electronic



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE