7494 GATHERING DRIVE REUNION FL 34747

https://candiscarmichael.com









Motivated Seller! 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 space. […]

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

Courtesy of

Listing Office: EXP REALTY LLC

Office ID: MFR261010944

Status: Active

MLS ID: MFRO6387395

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

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 41 minutes 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

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

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

Flooring: Ceramic Tile, Laminate

Laundry Features: Inside

Patio And Porch Features: Covered, Front Porch, Porch

Pool Private YN: Yes

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

Parking Features: Alley Access, Driveway, Garage Faces Rear

Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Balcony, Sidewalk

Fencing: Other

Roof: Shingle

Security Features: Gated Community, Smoke Detector(s)

Window Features: Drapes, Rods, Shades

Architectural Style: Traditional

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

Vegetation: Trees/Landscaped

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Electric

Furnished: Furnished

Lot Features: Corner Lot, Sidewalk, Paved

Property Details

Subdivision Name: REUNION PH 01 PRCL 01 UNIT 03

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

Levels: Two

Direction Faces: West

Foundation Details: Block, Slab

Construction Materials: Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Property Condition: Completed

Association Information

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Association YN: Yes

Association Fee: 620

Association Fee Frequency: Monthly

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

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

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 Annual Amount: $9,590

Tax Other Annual Assessment Amount: 2504

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

Tax Lot: 2880

Rooms

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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

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Building Details

ArchitecturalStyle: Traditional
Heating: Electric
Roof: Shingle
NewConstructionYN: No
Exterior material: Stucco
Parking: Alley Access, Driveway, Garage Faces Rear

Miscellaneous

Ownership: Fee Simple
Other Equipment: Irrigation Equipment
Occupant Type: Vacant
Showing Requirements: Lock Box Electronic

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