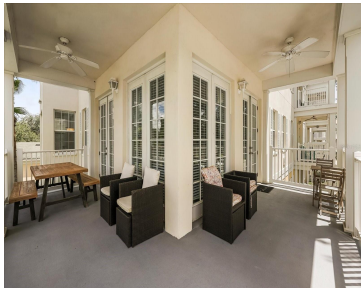


7509 MOURNING DOVE CIRCLE REUNION FL 34747

https://candiscarmichael.com



Welcome to this beautifully UPDATED CORNER UNIT condo in the serene and highly sought-after neighborhood of The Terraces at Reunion Resort. This residence offers the perfect blend of style, comfort, and functionality. Step inside to discover a spacious, light-filled interior with a contemporary design. The gourmet kitchen boasts stainless steel appliances, granite countertops, and hardwood [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1419 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6318839



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6318839>

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## Basics

**Unit Number:** 204

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 3 floors

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 204

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1419 sq ft

**Year built:** 2006

**SubdivisionName:** TERRACES AT REUNION CONDO PH 6

**GarageSpaces:** 1

---

## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Covered, Rear Porch, Wrap Around

**Fireplace Features:** Decorative, Electric, Living Room

**Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sprinkler Meter, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Fireplace YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Garage Spaces:** 1

**Exterior Features:** Balcony, French Doors, Garden, Sidewalk, Sprinkler Metered

**Security Features:** Fire Sprinkler System, Gated Community, Key Card Entry, Smoke Detector(s)

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** In County, Near Golf Course, Paved

---

## Property Details

**Subdivision Name:** TERRACES AT REUNION CONDO PH 6

**Levels:** One

**Foundation Details:** Block

**Listing Terms:** Cash, Conventional

**Parcel Number:** 35-25-27-2969-0006-2040

**Direction Faces:** Northwest

**Construction Materials:** Stucco

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Cable TV, Clubhouse, Elevator(s), Fitness Center, Gated, Golf Course, Optional Additional Fees, Park, Pickleball Court(s), Playground, Pool, Security, Spa/Hot Tub, Tennis Court(s)

**Association Fee:** 1842

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Security, Sewer, Trash

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1800

**Tax Lot:** 2040

**Tax Annual Amount:** \$6,552

**Tax Legal Description:** TERRACES AT REUNION PH 6 A CONDO CB 10 PG 45-46 OR 3228/1437 BLDG 6 UNIT 204

## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	10x12	First	12	10
Living Room	21x15	First	15	21
Primary Bedroom	12x15	First	15	12
Bedroom 2	10x13	First	13	10
Bedroom 3	12x11	First	11	12

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Fire Sprinkler System, Gated Community, Key Card Entry, Smoke Detector(s)

**ExteriorFeatures:** Balcony, French Doors, Garden, Sidewalk, Sprinkler Metered

**Features:** Ceiling Fans(s), Crown Molding, Decorative, Eat-in Kitchen, Electric, Living Room, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sprinkler Meter, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Parking:** Driveway, Garage Door Opener

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Tenant



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