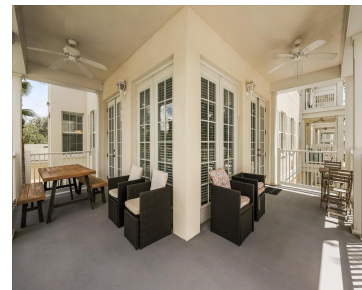


7509 MOURNING DOVE CIRCLE REUNION FL 34747

<https://candiscarmichael.com>



\$315,000



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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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Description

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

Basics

Unit Number: 204

Date added: Added 2 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

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



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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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