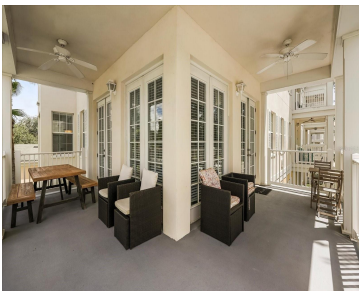


7509 MOURNING DOVE CIRCLE REUNION FL 34747

https://candiscarmichael.com



\$297,500



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:** MFRO6442031



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Email: RealtorCandis@gmail.com



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6442031>

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## Basics

**Unit Number:** 204

**Date added:** Added 1 day 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, High Ceilings, Living Room/Dining Room Combo, Open Floorplan

**Flooring:** Carpet

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

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Balcony, Sidewalk

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

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Central

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

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

**Laundry Features:** Inside

**Parking Features:** Driveway, Guest

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

---

## Property Details

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

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

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

**Direction Faces:** Northwest

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Quarterly

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

**Association Fee:** 2118.01

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

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

Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 1878

**Tax Lot:** 2040

**Tax Annual Amount:** \$4,142

**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         |            | First |        |       |
| Living Room     |            | First |        |       |
| Primary Bedroom | 12x15      | First | 15     | 12    |
| Bedroom 2       | 10x13      | First | 13     | 10    |
| Bedroom 3       | 12x11      | First | 11     | 12    |

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

**ExteriorFeatures:** Balcony, Sidewalk

**Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

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

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

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Guest

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Owner



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