7513 EXCITEMENT DRIVE KISSIMMEE FL 34747

https://candiscarmichael.com









Experience living in Reunion Resort.(PLEASE click VIRTUAL TOUR: 1)This community offers fine and casual dining, views of nightly theme park fireworks, and many resort amenities. This is a furnished 4BR/3.5BA main home and a separate 1 bedroom 1 bath with living room over garage, this property offers incredible personal-use or investment potential! It features [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2918 sq ft

Courtesy of

Listing Office: RE/MAX REALTEC GROUP INC

Office ID: MFR260000706

Status: Active

MLS ID: MFRO6447586

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Description

Virtual Tour:
https://unbranded.listingsong.com/js7424cdsns67w750rz1cjv0bh8g1v01?t=9d99e5c4fb21dcf23f6e67bd2768b1ff54627206fb0647cf

Basics

Bathrooms Full: 3

Bathrooms Half: 1

Date added: Added 3 hours ago

Category: Single Family Residence

Type: Residential

Bedrooms: 4 beds

Bathrooms: 4 baths

Half baths: 1 half bath

Area, sq ft: 2918 sq ft

Lot size, sq ft: 4966 sq ft

Year built: 2006

SubdivisionName: REUNION PH 2 PRCL 1 & 1A

ListOfficeName: RE/MAX REALTEC GROUP INC

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features

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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Wood Cabinets, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Gas Cooktop, Microwave, Refrigerator, Washer

Flooring: Carpet, Tile

Laundry Features: Inside, Upper Level

Pool Private YN: Yes

Pool Features: In Ground, Child Safety Fence, Gunite, Outside Bath Access

Spa YN: Yes

Spa Features: Above Ground, Heated

Garage YN: Yes

Pets Allowed: Yes

Exterior Features: Balcony

Roof: Shingle

Window Features: Blinds, Drapes

Utilities: Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Public, Sewer Connected, Underground Utilities, Water Connected

Water Source: None

Sewer: Public Sewer

Cooling: Central Air

Heating: Heat Pump

Furnished: Furnished

Property Details

Subdivision Name: REUNION PH 2 PRCL 1 & 1A

Parcel Number: 35-25-27-4838-0001-2610

Levels: Two

Direction Faces: South

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

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Association YN: Yes

Association Fee: 622

Association Fee Frequency: Monthly

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

Community Features: Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $10,301

Tax Other Annual Assessment Amount: 2504

Tax Legal Description: REUNION PHASE 2 PARCEL 1 AND 1A PB 13 PGS 115-123 LOT 261

Tax Lot: 261

Rooms

Room type	Dimensions	Length	Width
Primary Bedroom	15x12	12	15
Living Room	11x11	11	11
Kitchen	14x11	11	14
Bonus Room			

Amenities & Features

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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: Yes

Spa Features: Above Ground, Heated

WindowFeatures: Blinds, Drapes

PoolFeatures: In Ground, Child Safety Fence, Gunite, Outside Bath Access

Features: Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Wood Cabinets, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Balcony

Utilities: Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Public, Sewer Connected, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Gas Cooktop, Microwave, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Heat Pump

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Appointment Only, Call Listing Agent, Combination Lock Box

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