

7550 GATHERING DRIVE REUNION FL 34747

https://candiscarmichael.com



**\*\*Active Reunion Club Membership\*\*** Welcome to the esteemed guard-gated community of Reunion Resort, where luxury living meets breathtaking scenery. This exquisite, fully furnished 4-bedroom, 4.5-bathroom residence boasts spectacular direct views of the first hole on the renowned Watson Signature Golf Course to the front of the home. Ideally positioned as the closest single-family home within [...]

- 4 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3400 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRS5126433



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5126433>

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## Basics

**Bathrooms Full:** 4

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 5 baths

**Area, sq ft:** 3400 sq ft

**Year built:** 2005

**SubdivisionName:** REUNION PH 1 PRCL 1 UNIT 1

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 8930 sq ft

**View:** Golf Course

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 25

**Elementary School:** Celebration K-8

**High School:** Celebration High

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** Celebration K-8

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s)

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Front Porch

**Pool Features:** Heated, In Ground, Lighting

**Spa Features:** Heated, In Ground

**Fireplace Features:** Electric

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Outdoor Grill, Outdoor Kitchen, Sidewalk

**Architectural Style:** Florida

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

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

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Fireplace YN:** Yes

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

**View:** Golf Course

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Corner Lot, Landscaped, Level, Near Golf Course, Sidewalk, Paved

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## Property Details

**Subdivision Name:** REUNION PH 1 PRCL 1 UNIT 1

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, VA Loan

**Parcel Number:** 35-25-27-4846-0001-0010

**Direction Faces:** Northeast

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Gated, Playground, Pool, Security

**Association Fee:** 565

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Internet, Maintenance Grounds, Pest Control, Recreational Facilities, Security

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

## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1800

**Tax Lot:** 1

**Tax Annual Amount:** \$12,422

**Tax Legal Description:** REUNION PHASE 1 PARCEL 1 UNIT 1 PB 14 PGS 15-23 LOT 1

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	12.6x13.7	First	13.7	12.6
Family Room	11.6x20.4	First	20.4	11.6
Kitchen	13.3x14.1	First	14.1	13.3
Loft	24.9x16.6	Second	16.6	24.9
Primary Bedroom	13x15.11	First	15.11	13
Primary Bedroom 2	13x16.6	Second	16.6	13
Bathroom 3	12.11x15.5	Second	15.5	12.11

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**ExteriorFeatures:** Balcony, Outdoor Grill, Outdoor Kitchen, Sidewalk

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

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

**PoolFeatures:** Heated, In Ground, Lighting

**Features:** Built-in Features, Ceiling Fans(s), Electric

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## Building Details

**ArchitecturalStyle:** Florida **NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block, Stucco

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener, Garage Faces Rear

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Structures:** Guest House

**Showing Requirements:** Appointment Only, Call Listing Agent, See Remarks, ShowingTime



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