

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

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

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

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

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

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

Association Information



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Association YN: Yes

Association Fee: 565

Association Fee Frequency: Monthly

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

Association Amenities:

Clubhouse, Gated, Playground, Pool, 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 Annual Amount: \$12,422

Tax Other Annual Assessment Amount: 1800

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

Tax Lot: 1

Rooms



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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

Building Details

ArchitecturalStyle: Florida **NewConstructionYN:** No
Heating: Central **Exterior material:** Block, Stucco
Roof: Shingle **Parking:** Driveway, Garage Door Opener, Garage Faces Rear

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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