7582 ASSEMBLY LN REUNION FL 34747

https://candiscarmichael.com









LOCATION, LOCATION, LOCATION! This updated 3-bedroom, 2.5-bath two-story townhome in Reunion Resort sits on the signature Tom Watson golf course, directly across from the community pool. It has a great rental history and is ready to go. The home backs onto the course, so you get the complete view from both the downstairs patio and […]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1553 sq ft

Courtesy of

Listing Office: EXP REALTY LLC

Office ID: MFR261010944

Status: Active

MLS ID: MFRO6457945

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://media.devoredesign.com/videos/01a1e9cb-7969-7564-9c88-ef143e663aa8

Basics

Bathrooms Full: 2

Bathrooms Half: 1

Date added: Added 22 minutes ago

Category: Townhouse

Type: Residential

Bedrooms: 3 beds

Bathrooms: 3 baths

Half baths: 1 half bath

Area, sq ft: 1553 sq ft

Lot size, sq ft: 1742 sq ft

Year built: 2005

View: Golf Course

SubdivisionName: REUNION PHASE 1 PARCEL 2 PB 14 PGS 144-1

ListOfficeName: EXP REALTY LLC

GarageSpaces: 1

ListAOR: mfrmls

Location Details

Township: 25S

Road Surface Type: Gravel

Road Responsibility: Public Maintained Road

Property Features

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Interior Features: Ceiling Fans(s), Crown Molding, Kitchen/Family Room Combo, Stone Counters, Walk-In Closet(s), Window Treatments

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

Flooring: Ceramic Tile, Luxury Vinyl

Laundry Features: Inside

Patio And Porch Features: Covered, Rear Porch

Parking Features: Driveway

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 1

Pets Allowed: Yes

Roof: Shingle

Security Features: Security Gate, Smoke Detector(s)

Window Features: Blinds, Drapes, Shades

Architectural Style: Florida

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Water Connected

Vegetation: Trees/Landscaped

View: Golf Course

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Electric

Furnished: Furnished

Lot Features: Cul-De-Sac, On Golf Course

Property Details

Subdivision Name: REUNION PHASE 1 PARCEL 2 PB 14 PGS 144-1

Parcel Number: 35-25-27-4854-0001-0150

Levels: Two

Direction Faces: North

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Property Condition: Completed

Association Information

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Association YN: Yes

Association Fee: 600

Association Fee Frequency: Monthly

Association Fee Includes: Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Security, Trash

Association Amenities: Clubhouse, Fitness Center, Gated, Playground, Pool, Security, Spa/Hot Tub

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Pool, Restaurant, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $5,338

Tax Other Annual Assessment Amount: 1878

Tax Legal Description: REUNION PHASE 1 PARCEL 2 PB 14 PGS 144-148 LOT 15 26-25-27

Tax Lot: 15

Rooms

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Room type	Dimensions	Level	Length	Width
Living Room	10x15	First	15	10
Family Room	9x17	First	17	9
Kitchen	10x13	First	13	10
Dining Room	10x8	First	8	10
Primary Bedroom	15x22	Second	22	15
Bedroom 2	10x15	Second	15	10
Bedroom 3	10x13	Second	13	10

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security Gate, Smoke Detector(s)

WindowFeatures: Blinds, Drapes, Shades

Features: Ceiling Fans(s), Crown Molding, Kitchen/Family Room Combo, Stone Counters, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Pool, Restaurant, Street Lights

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Water Connected

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

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Building Details

ArchitecturalStyle: Florida

Heating: Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Lockbox

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