

7593 GATHERING DRIVE KISSIMMEE FL 34747
<https://candiscarmichael.com>



\$330,000



Welcome to Unit #307, a fully furnished 2-bedroom, 2-bath condo currently enrolled in the Reunion Rental Program & actively producing monthly income at an average of 65% occupancy year round! With approximately 1,430 square feet, the residence features an open and inviting floor plan with upgraded finishes, crown molding, granite countertops, and a kitchen that [...]

- 2 beds
- 2 baths
- Residential
- Condo - Hotel
- Active
- 1430 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRO6432059



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6432059>

Basics

Unit Number: 307

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 45452 sq ft

UnitNumber: 307

ListOfficeName: REAL BROKER, LLC

Bathrooms Full: 2

Category: Condo - Hotel

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1430 sq ft

Year built: 2007

SubdivisionName: REUNION GRANDE CONDO

ListAOR: mfrmls

Location Details

Township: 25S

Road Surface Type: Paved

Property Features

Interior Features: Ceiling Fans(s), Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s)

Flooring: Ceramic Tile, Luxury Vinyl

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Furnished

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

Laundry Features: Inside, Laundry Room

Exterior Features: Balcony

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central



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Property Details

Subdivision Name: REUNION GRANDE CONDO

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 35-25-27-4879-0001-3050

Direction Faces: South

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Clubhouse, Elevators, Fitness Center, Gated, Golf Course, Maintenance, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Tennis Court(s), Wheelchair Access

Association Fee: 1617.78

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

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

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1878

Tax Lot: x

Tax Annual Amount: \$6,480

Tax Legal Description: REUNION GRANDE CONDOMINIUM CB 11 PG 38-44 OR 3379/1026 UNIT 305

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	8x10.1	First	10.1	8
Living Room	17x23.8	First	23.8	17
Primary Bedroom	13.3x19.4	First	19.4	13.3
Primary Bathroom	12.8x10.6	First	10.6	12.8
Bedroom 2	12.5x20.1	First	20.1	12.5
Bathroom 2	10.4x10.6	First	10.6	10.4
Balcony/Porch/Lanai		First		

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

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

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony

Features: Ceiling Fans(s), Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s)



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Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Call Listing Agent, ShowingTime



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