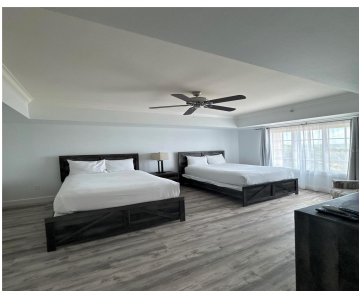


7593 GATHERING DRIVE REUNION FL 34747

https://candiscarmichael.com



Elegant two-bedroom, two-bathroom residence in the Reunion Grande, the flagship tower of Reunion Resort. Located on the third floor with direct, unobstructed views of Walt Disney World from a private balcony, this home captures nightly fireworks and Florida sunsets from a premier front-facing exposure. The 1,430 square foot open floor plan features cathedral ceilings, ceramic [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1430 sq ft



Courtesy of

Listing Office: BEYCOME OF FLORIDA LLC

Status: Active

Office ID: MFR279508652

MLS ID: MFRO6396429



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



Basics

Unit Number: 307

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Year built: 2007

SubdivisionName: REUNION GRANDE CONDO

ListAOR: mfrmls

Bathrooms Full: 2

Category: Condominium

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1430 sq ft

UnitNumber: 307

ListOfficeName: BEYCOME OF FLORIDA LLC

Location Details

Township: 25

Road Surface Type: Asphalt, Paved

Property Features

Interior Features: Ceiling Fans(s), Crown Molding, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Luxury Vinyl

Pets Allowed: Yes

Roof: Built-Up, Membrane

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer

Laundry Features: Laundry Closet

Exterior Features: Balcony, Private Mailbox, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Underground Utilities, 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, FHA, Other, VA Loan

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

Direction Faces: West

Construction Materials: Block, Concrete

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 1393

Association Fee Includes: Guard - 24 Hour, Common Area Taxes, Pool, Internet, Maintenance Structure, Maintenance Grounds, Management, None, Pest Control, 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)

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$6,299

Tax Other Annual Assessment Amount: 1800

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

Rooms



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Room type	Level
Primary Bedroom	First
Bedroom 2	First
Balcony/Porch/Lanai	First
Kitchen	First
Living Room	First
Primary Bathroom	First
Bathroom 2	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)

Utilities: Cable Connected, Electricity Connected, Underground Utilities, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Private Mailbox, Sliding Doors

Features: Ceiling Fans(s), Crown Molding, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments



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Building Details

NewConstructionYN: No

Exterior material: Block, Concrete

Heating: Central

Roof: Built-up, Membrane

Miscellaneous

Ownership: Condominium

Occupant Type: Owner

Showing Requirements: Call Owner, See Remarks



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