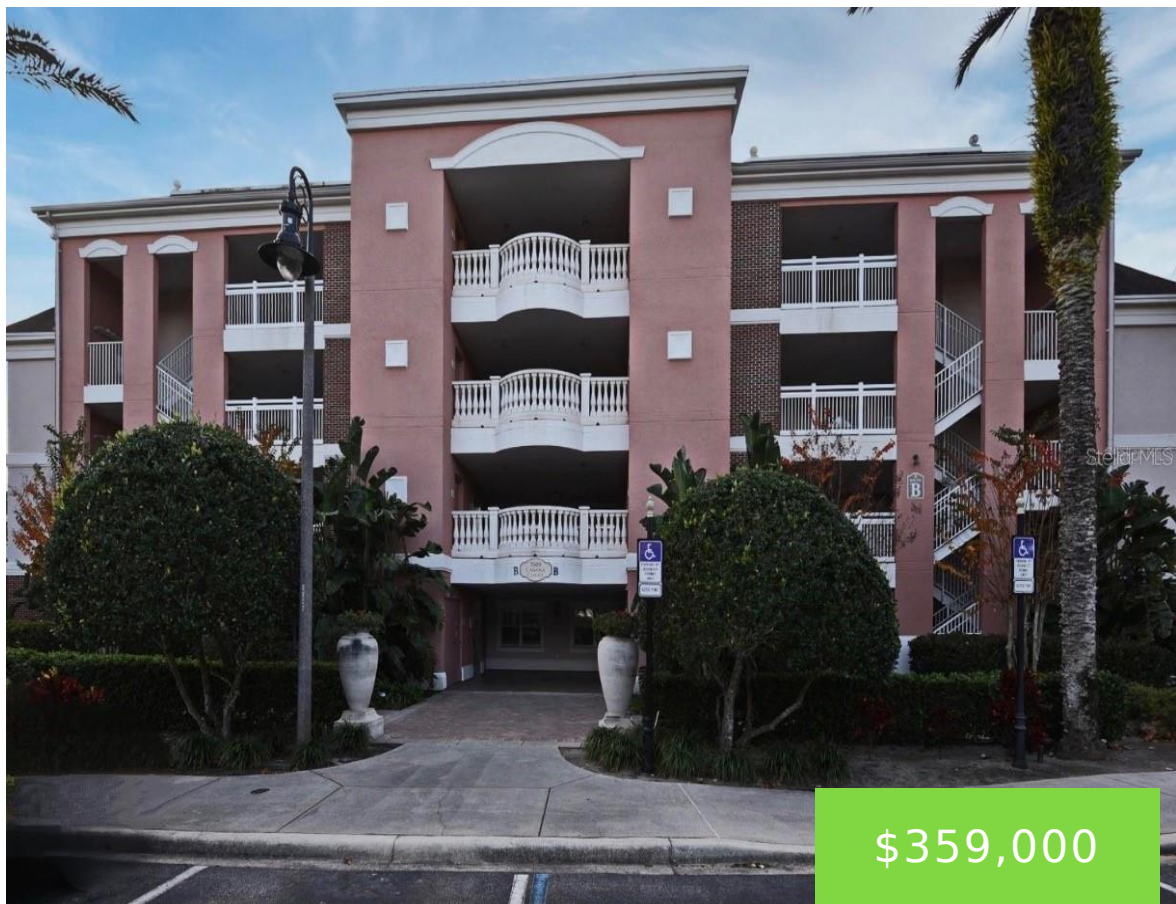


7601 CABANA COURT REUNION FL 34747

https://candiscarmichael.com



****Active Reunion Club Membership.** Located in the Villa’s condo community of Reunion, this newly updated condo was fitted with furniture, new flooring, fresh paint that you have to see to appreciate how it feels like home. This 3 bed 3 bath condo is the definition of meticulously maintained. Pride in ownership can be seen throughout [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 1630 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRO6374656



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6374656>

Basics

Unit Number: 103

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Year built: 2007

View: Pool

Bathrooms Full: 3

Category: Condominium

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1630 sq ft

UnitNumber: 103

SubdivisionName: VILLAS AT REUNION SQUARE CONDO PH 1

ListOfficeName: REAL BROKER, LLC **ListAOR:** mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Primary Bedroom Main Floor

Flooring: Luxury Vinyl

Patio And Porch Features: Rear Porch

Exterior Features: Other, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Connected

View: Pool

Sewer: Public Sewer

Heating: Central

Appliances: Convection Oven, Dishwasher, Dryer, Microwave, Refrigerator

Laundry Features: Gas Dryer Hookup, Laundry Room

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: VILLAS AT REUNION SQUARE CONDO PH 1 **Parcel Number:** 27-25-27-3029-000B-103S

Levels: One

Direction Faces: Northeast

Foundation Details: Slab

Construction Materials: Concrete

Listing Terms: Cash, Conventional, FHA, VA Loan **Property Condition:** Completed

Association Information

Association YN: Yes

Association Fee: 950

Association Fee Frequency: Monthly

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Maintenance Structure, Maintenance Grounds, Pest Control, Recreational Facilities, Security, Sewer, Trash, Water

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

Community Features: Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Tennis Court(s)

Fees&Taxes



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Tax Year: 2025

Tax Other Annual Assessment Amount: 1800

Tax Lot: B

Tax Annual Amount: \$5,500

Tax Legal Description: VILLAS AT REUNION SQUARE PH 1
A CONDO CB 10 PG 90-141 OR 3284/1630 BLDG B SOUTH
UNIT 103 LYING IN SEC 34

Rooms

| Room type | Level |
|-----------------|-------|
| Bedroom 1 | First |
| Bedroom 2 | First |
| Bedroom 3 | First |
| Primary Bedroom | First |
| Bathroom 2 | First |
| Bathroom 3 | First |
| Kitchen | First |
| Living Room | First |

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Connected

Amenities: Convection Oven, Dishwasher, Dryer, Microwave, Refrigerator

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Other, Tennis Court(s)

Features: Primary Bedroom Main Floor

Building Details

NewConstructionYN: No

Exterior material: Concrete

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Condominium

Showing Requirements: Call Before Showing

Occupant Type: Vacant



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE