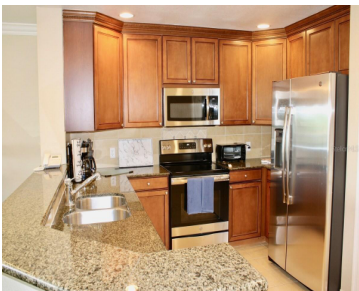


7604 CABANA CT REUNION FL 34747

https://candiscarmichael.com



Luxury Golf Course Condo in Reunion Resort Experience luxury resort living in this immaculate, mostly furnished 3-bedroom, 3-bath condominium overlooking the beautifully maintained golf course in the highly sought-after Reunion Resort. Offering over 1,600 square feet of living space on a single level within an elevator building, this spacious residence combines comfort, convenience, and exceptional [...]

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



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6425656



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



Basics

Unit Number: 303

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 4 floors

Lot size, sq ft: 9701 sq ft

UnitNumber: 303

Bathrooms Full: 3

Category: Condominium

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1630 sq ft

Year built: 2007

SubdivisionName: VILLAS AT REUNION SQUARE P1 CONDO

ListOfficeName: EXP REALTY LLC **ListAOR:** mfrmls

Location Details

Township: 25S

Road Responsibility: Public Maintained Road

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, High Ceilings, Stone Counters

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Porch, Rear Porch

Pets Allowed: Yes

Roof: Shingle

Window Features: Drapes, Shades

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

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside

Parking Features: Open

Exterior Features: Sidewalk, Sliding Doors

Security Features: Fire Sprinkler System, Gated Community

Architectural Style: Florida, Traditional

Vegetation: Mature Landscaping

Sewer: Public Sewer

Heating: Electric

Lot Features: Near Golf Course, On Golf Course, Sidewalk, Paved

Property Details

Subdivision Name: VILLAS AT REUNION SQUARE P1 CONDO **Parcel Number:** 27-25-27-3029-000E-303S

Levels: One

Direction Faces: West

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee: 985

Association Fee Frequency: Monthly

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

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

Community Features: Clubhouse, Dog Park, Gated Community - Guard, Golf, Park, Playground, Restaurant, Sidewalks, Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,500

Tax Other Annual Assessment Amount: 1878

Tax Legal Description: VILLAS AT REUNION SQUARE PH 1
A CONDO CB 10 PG 90-141 OR 3284/1630 BLDG E SOUTH
UNIT 303 LYING IN SEC 34

Tax Lot: 303S

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	12x12	First	12	12
Great Room	16x14	First	14	16
Primary Bedroom	18x12	First	12	18
Bedroom 2	14x14	First	14	14
Bedroom 3	14x14	First	14	14
Dining Room	14x14	First	14	14

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Fire Sprinkler System, Gated Community

WindowFeatures: Drapes, Shades

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

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Dog Park, Gated Community - Guard, Golf, Park, Playground, Restaurant, Sidewalks, Street Lights

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Crown Molding, High Ceilings, Stone Counters

Building Details

ArchitecturalStyle: Florida, Traditional

Heating: Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Open

Miscellaneous

Ownership: Fee Simple

Occupant Type: Tenant

Showing Requirements: 24 Hour Notice, Lockbox - Other



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