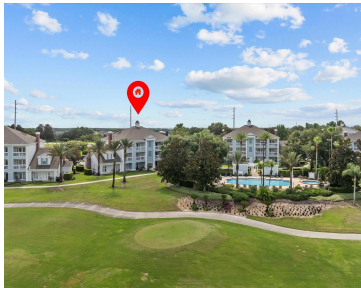


7615 HERITAGE CROSSING WAY REUNION FL 34747

https://candiscarmichael.com



This updated 3-bedroom, 2-bathroom condo in Reunion Resort, Kissimmee is move-in ready, fully furnished, and turn-key—perfect as a long-term or short-term rental investment property. Located on the second floor (stair or elevator access) in a gated golf community just 6 miles from Walt Disney World, this home offers comfort, convenience, and resort-style living. The bright, [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1344 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6319473



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://sites.davidallenproductions.com/7615-Heritage-Crossing-Way/idx>

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## Basics

**Unit Number:** 201

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 3 floors

**Lot size, sq ft:** 5904 sq ft

**UnitNumber:** 201

**SubdivisionName:** HERITAGE CROSSING CONDO PH 20

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1344 sq ft

**Year built:** 2005

**View:** Golf Course, Pool

**ListOfficeName:** REAL BROKER, LLC

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## Location Details

**Township:** 25S

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Celebration K-8

**Road Surface Type:** Asphalt

**Elementary School:** Celebration K-8

**High School:** Celebration High

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Laminate, Tile

**Patio And Porch Features:** Rear Porch

**Exterior Features:** Balcony, French Doors, Lighting, Sidewalk

**Security Features:** Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Public, Underground Utilities

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

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

**Laundry Features:** Laundry Closet

**Pets Allowed:** Yes

**Roof:** Shingle

**Architectural Style:** Traditional

**View:** Golf Course, Pool

**Sewer:** Public Sewer

**Heating:** Central, Electric

---

## Property Details

**Subdivision Name:** HERITAGE CROSSING CONDO PH 20

**Parcel Number:** 34-25-27-3458-0001-0T40

**Levels:** One

**Direction Faces:** Northeast

**Foundation Details:** Slab

**Construction Materials:** Stucco

**Listing Terms:** Cash, Conventional

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## Association Information

**Association YN:** Yes

**Association Fee:** 531

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Maintenance Structure

**Association Amenities:** Pool

**Community Features:** Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

---

## Fees&Taxes



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**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1800

**Tax Lot:** 1

**Tax Annual Amount:** \$3,723

**Tax Legal Description:** HERITAGE CROSSING A CONDO PH 20 CB8 PGS 3-4 OR 2925/2563 UNIT T-4

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x11	First	11	15
Bedroom 2	11x11	First	11	11
Bedroom 3	11x11	First	11	11
Kitchen	14x10	First	10	14
Living Room	14x12	First	12	14

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**ExteriorFeatures:** Balcony, French Doors, Lighting, Sidewalk

**Features:** Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Public, Underground Utilities

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

---

## Building Details

**ArchitecturalStyle:** Traditional

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Stucco

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Vacant



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