

# 7616 BROOKHURST LANE KISSIMMEE FL 34747

<https://candiscarmichael.com>



EXCEPTIONAL VALUE OPPORTUNITY IN ENCORE AT REUNION.?This expansive 11-BEDROOM, 13-BATH resort-style estate, one of the LARGEST floor plans in Encore, presents a rare chance to acquire a HIGH CAPACITY luxury short-term rental at rock-bottom pricing, complete with a \$50,000 SELLER CONCESSION to enhance presentation, personalize theming, and accelerate future returns. Designed to accommodate up to [...]

- 11 beds
- 13 baths
- Residential
- Single Family Residence
- Active
- 5496 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRO6371934



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://listing.trevisuality.com/vd/227237191>

## Basics

**Bathrooms Full:** 11

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 13 baths

**Floors:** 2 floors

**Lot size, sq ft:** 8276 sq ft

**SubdivisionName:** REUNION WEST PH 1 WEST & AMENT  
CTR RPLT

**GarageSpaces:** 2

**Bathrooms Half:** 2

**Category:** Single Family Residence

**Bedrooms:** 11 beds

**Half baths:** 2 half baths

**Area, sq ft:** 5496 sq ft

**Year built:** 2016

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 25S

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** West Side

**Road Surface Type:** Asphalt

**Elementary School:** Westside K-8

**High School:** Poinciana High School

## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Wood

**Patio And Porch Features:** Covered, Screened

**Pool Features:** Child Safety Fence, Gunite, Heated, In Ground, Lighting, Outside Bath Access, Pool Alarm, Tile

**Spa Features:** Heated, In Ground

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Fencing:** Fenced

**Security Features:** Fire Alarm, Fire Sprinkler System, Gated Community, Security Gate, Smoke Detector(s)

**Architectural Style:** Florida, Traditional

**Vegetation:** Mature Landscaping

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Landscaped, Level, Oversized Lot, Sidewalk, Paved

**Appliances:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Tankless Water Heater, Washer

**Laundry Features:** Inside

**Pool Private YN:** Yes

**Spa YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Lighting, Outdoor Grill, Outdoor Shower

**Roof:** Shingle

**Window Features:** Blinds, Rods, Shades, Window Treatments

**Utilities:** Cable Available, Cable Connected, Electricity Connected, Other, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air, Zoned

**Furnished:** Furnished

## Property Details

**Subdivision Name:** REUNION WEST PH 1 WEST & **Parcel Number:** 22-25-27-4924-0001-1230 AMENT CTR RPLT

**Levels:** Two

**Direction Faces:** North

**Builder Name:** Pulte

**Foundation Details:** Slab

**Construction Materials:** Stucco

**Listing Terms:** Cash, Conventional, VA Loan

**Property Condition:** Completed



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# Association Information

**Association YN:** Yes

**Association Fee:** 697

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Maintenance Grounds, Pest Control, Recreational Facilities, Trash

**Association Amenities:** Basketball Court, Clubhouse, Elevator(s), Fitness Center, Gated, Maintenance, Park, Playground, Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s)

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

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$16,385

**Tax Other Annual Assessment Amount:** 3317

**Tax Legal Description:** REUNION WEST PH 1 WEST & AMENITIES CENTER REPLAT PB 24 PG 75-82 LOT 123

**Tax Lot:** 123

## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	13x16	First	16	13
Dining Room	13x14	First	14	13
Great Room	16x22	First	22	16
Game Room	16x22	Second	22	16
Media Room	21x16	Second	16	21
Primary Bedroom	15x15	First	15	15
Primary Bathroom	13x10	First	10	13
Primary Bedroom 2	14x13	Second	13	14
Primary Bedroom 2	12x15	Second	15	12
Bedroom 4	16x13	Second	13	16
Bedroom 5	13x19	Second	19	13
Additional Bedroom	21x12	Second	12	21
Additional Bedroom	21x12	Second	12	21
Additional Bedroom	16x11	Second	11	16
Additional Bedroom	13x14	First	14	13



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

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

**ExteriorFeatures:** Balcony, Lighting, Outdoor Grill, Outdoor Shower

**Utilities:** Cable Available, Cable Connected, Electricity Connected, Other, Phone Available, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Tankless Water Heater, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air, Zoned

**Security Features:** Fire Alarm, Fire Sprinkler System, Gated Community, Security Gate, Smoke Detector(s)

**WindowFeatures:** Blinds, Rods, Shades, Window Treatments

**PoolFeatures:** Child Safety Fence, Gunite, Heated, In Ground, Lighting, Outside Bath Access, Pool Alarm, Tile

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

## Building Details

**ArchitecturalStyle:** Florida, Traditional

**Heating:** Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Stucco

## Miscellaneous



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**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** 24 Hour Notice, Appointment Only, See Remarks, ShowingTime



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