

7617 EXCITEMENT DRIVE KISSIMMEE FL 34747

https://candiscarmichael.com



BREAK IN THE CALENDAR- OCT 2, and 3rd. Yes, Fly in and see it! Lifestyle, Luxury and Legacy can all be found at one address- 7617 Excitement Drive. AND THE LOT NEXT DOOR CAN BE PART OF THE PURCHASE! Just imagine a family gathering here? This is where memories are made! A Grandparent taking their [...]

- 6 beds
- 7 baths
- Residential
- Single Family Residence
- Active
- 5300 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6441260



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://vimeo.com/1139504696?share=copy&fl=sv&fe=ci>

Basics

Bathrooms Full: 6

Date added: Added 15 minutes ago

Type: Residential

Bathrooms: 7 baths

Floors: 2 floors

Lot size, sq ft: 10141 sq ft

View: Garden

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 1 half bath

Area, sq ft: 5300 sq ft

Year built: 2024

SubdivisionName: REUNION PH 2 PRCL 1 & 1A

GarageSpaces: 2

Location Details

Township: 25S

Road Surface Type: Asphalt

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Thermostat

Flooring: Carpet, Ceramic Tile, Luxury Vinyl

Patio And Porch Features: Covered, Patio, Porch, Rear Porch

Pool Features: Heated, In Ground, Lighting, Pool Alarm

Spa Features: In Ground

Fireplace Features: Decorative

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: Cable Available, Sewer Connected, Sprinkler Recycled, Water Available

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Bar Fridge, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Tankless Water Heater, Washer

Laundry Features: Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Fire Pit, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Private Yard

Security Features: Gated Community, Key Card Entry, Smoke Detector(s)

View: Garden

Sewer: Public Sewer

Heating: Central

Lot Features: Landscaped, Paved

Property Details

Subdivision Name: REUNION PH 2 PRCL 1 & 1A

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 35-25-27-4838-0001-1330

Direction Faces: East

Construction Materials: Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 622

Community Features: Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 5008

Tax Lot: 133

Tax Annual Amount: \$20,553

Tax Legal Description: REUNION PHASE 2 PARCEL 1
AND 1A PB 13 PGS 115-123 LOTS 133 & 134

Rooms



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Room type	Level
Kitchen	First
Dining Room	First
Living Room	First
Primary Bedroom	First
Primary Bathroom	First
Additional Bedroom	First
Bathroom 2	First
Bedroom 3	Second
Bathroom 3	Second
Bedroom 4	Second
Bathroom 4	Second
Bedroom 5	Second
Bathroom 5	Second
Additional Bedroom	Second
Loft	Second



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: In Ground

CommunityFeatures: Street Lights

PoolFeatures: Heated, In Ground, Lighting, Pool Alarm

Features: Built-in Features, Ceiling Fans(s), Decorative, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Thermostat

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

Security Features: Gated Community, Key Card Entry, Smoke Detector(s)

ExteriorFeatures: Fire Pit, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Private Yard

Utilities: Cable Available, Sewer Connected, Sprinkler Recycled, Water Available

Amenities: Bar Fridge, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Tankless Water Heater, Washer

Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Fire Pit, Private Yard

Occupant Type: Vacant

Showing Requirements: 24 Hour Notice



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