

7617 EXCITEMENT DRIVE REUNION FL 34747

<https://candiscarmichael.com>



\$2,249,500



A WATER SLIDE? OPEN 03/25-03/26 TO SHOW*** Home offered with a REUNION RESORT MEMBERSHIP*** This 6 bedroom 6 1/2 bathroom property has everything you never knew you always wanted and then some. This double lot build property is located in the most researched community in the Disney Corridor, Reunion Resort, and now you have a [...]

- 6 beds
- 7 baths
- Residential
- Single Family Residence
- Active
- 5833 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6362503



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

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

Basics

Bathrooms Full: 6

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 7 baths

Area, sq ft: 5833 sq ft

Year built: 2024

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 1 half bath

Lot size, sq ft: 10141 sq ft

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: Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile, Luxury Vinyl

Pool Private YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, Fire Pit, Outdoor Kitchen, Rain Gutters

Utilities: Cable Available, Electricity Available

Sewer: Public Sewer

Heating: Central

Appliances: Bar Fridge, Built-In Oven, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer

Laundry Features: Inside

Pool Features: Heated, In Ground

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Slate

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: REUNION PH 2 PRCL 1 & 1A

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, Other

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

Direction Faces: East

Construction Materials: Stucco

Association Information

Association YN: Yes

Association Fee: 565

Association Fee Frequency: Monthly

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

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$7,047

Tax Other Annual Assessment Amount: 2504

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

Tax Lot: 133



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Rooms

Room type	Level
Primary Bedroom	First
Bedroom 2	First
Great Room	First
Game Room	First
Kitchen	First
Bedroom 3	Second
Bedroom 4	Second
Bedroom 5	Second
Bonus Room	Second
Loft	Second
Primary Bathroom	First
Laundry	First



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

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

PoolFeatures: Heated, In Ground

Features: Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Fire Pit, Outdoor Kitchen, Rain Gutters

Utilities: Cable Available, Electricity Available

Amenities: Bar Fridge, Built-In Oven, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Central

Roof: Slate

Miscellaneous

Ownership: Fee Simple

Other Equipment: Fire Pit, Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: 24 Hour Notice, Call Listing Agent



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