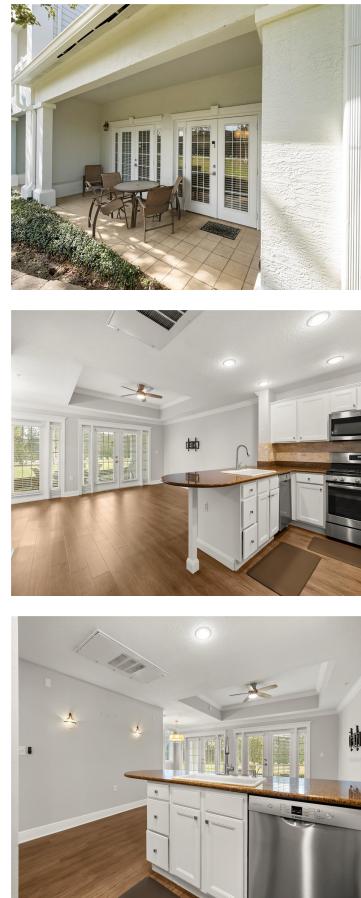


7628 HERITAGE CROSSING WAY REUNION FL 34747

<https://candiscarmichael.com>



ACTIVE REUNION MEMBERSHIP with a WAIVER OF DEPOSIT, a savings of \$15,000 in value! Seller will pay the HOA fees for the 2026 year if sale is closed at the asking price. Beautifully renovated 3-bedroom, 2.5-bath corner-unit townhouse located in the highly desirable Heritage Crossing community at Reunion Resort. This stunning CORNER unit offers [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 2069 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6368329



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6368329>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2069 sq ft

Year built: 2005

ListOfficeName: REAL BROKER, LLC **ListAOR:** mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Lot size, sq ft: 0 sq ft

SubdivisionName: HERITAGE CROSSING CONDO PH 17

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Ceramic Tile, Luxury Vinyl

Patio And Porch Features: Covered, Rear Porch

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds

Vegetation: Mature Landscaping

Sewer: Public Sewer

Heating: Central

Lot Features: In County, Near Golf Course, Paved

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

Laundry Features: Inside

Parking Features: Open

Exterior Features: Balcony, French Doors, Sidewalk

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

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Partially

Property Details

Subdivision Name: HERITAGE CROSSING CONDO PH 17

Levels: Two

Foundation Details: Block

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 34-25-27-3455-0001-0Q10

Direction Faces: West

Construction Materials: Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency:

Monthly

Association Fee: 650

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Security, Trash

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Optional Additional Fees, Park, Pickleball Court(s), Playground, Pool, Security, Spa/Hot Tub, Tennis Court(s)

Community Features: Association Recreation - Owned, Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment Amount: 1878

Tax Lot: 7628

Tax Annual Amount: \$3,795

Tax Legal Description: HERITAGE CROSSING A CONDO PH 17 CB 7 PGS 197-198 OR 2925/2531 UNIT Q-1

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	16x15	First	15	16
Dining Room	11x7	First	7	11
Kitchen	11x9	First	9	11
Primary Bedroom	15x11	First	11	15
Bedroom 2	15x14	Second	14	15
Bedroom 3	15x14	Second	14	15

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

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

WindowFeatures: Blinds

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Water Connected

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Balcony, French Doors, Sidewalk

Features: Ceiling Fans(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)



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Building Details

New Construction YN: No

Exterior material: Stucco

Parking: Open

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Lock Box Coded



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