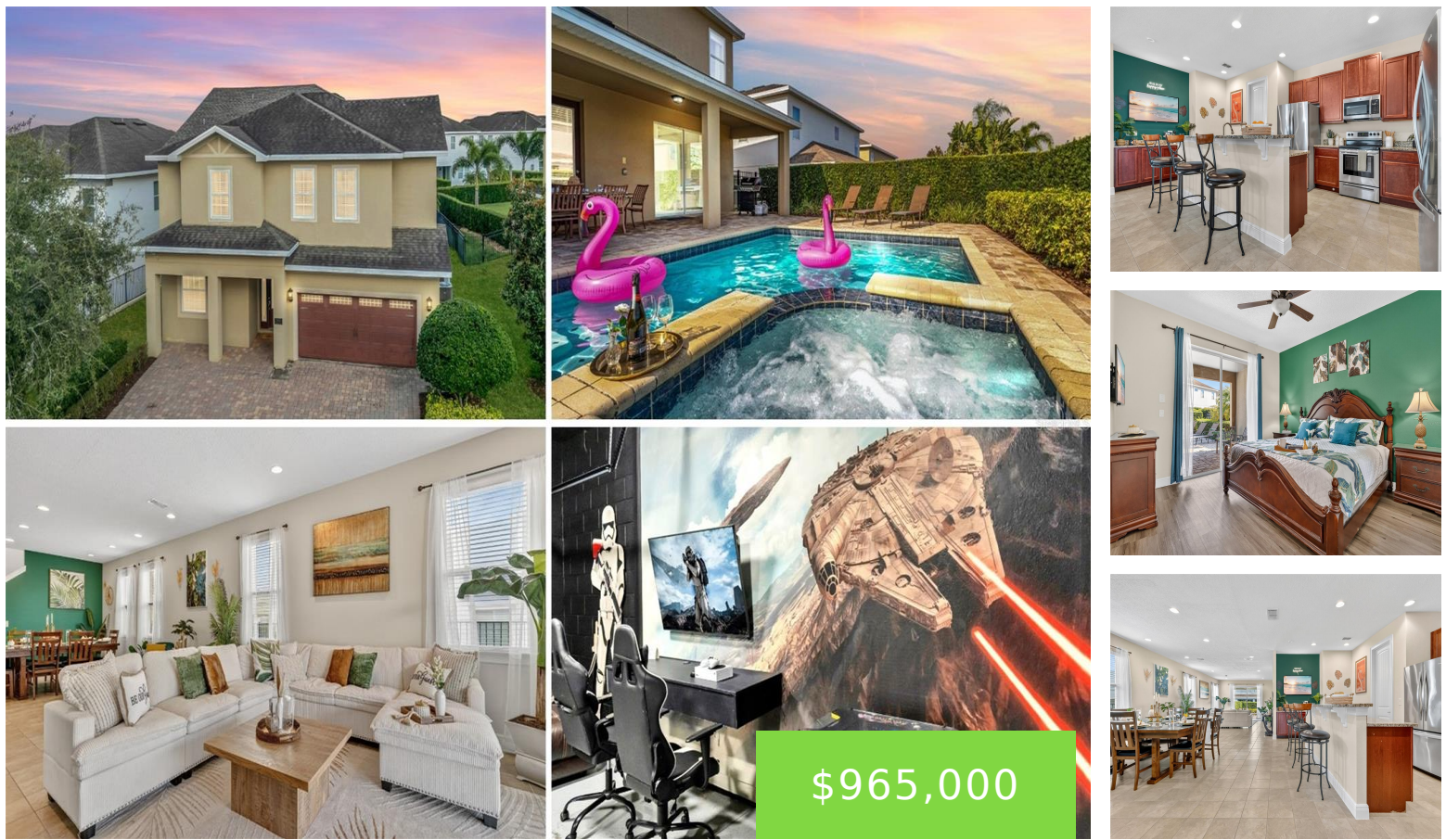


7639 WILMINGTON LOOP KISSIMMEE FL 34747

https://candiscarmichael.com



OHANA OASIS | 11-BEDROOM LUXURY SHORT-TERM RENTAL INCOME
PROPERTY NEAR DISNEY Discover a fully reimagined 11-bedroom, 10-bathroom luxury retreat in ENCORE AT REUNION RESORT, just minutes from DISNEY, positioned as a high-performing SHORT-TERM RENTAL / AIRBNB INVESTMENT PROPERTY with projected \$120K+ NET ANNUAL INCOME. This TURNKEY, INCOME-PRODUCING VACATION HOME has been professionally curated and renovated [...]

- 11 beds
- 10 baths
- Residential
- Single Family Residence
- Active
- 4707 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6366508



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://my.matterport.com/show/?m=vCpD2MiHfUP&mls=1>

Basics

Bathrooms Full: 10

Date added: Added 2 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 11 beds

Bathrooms: 10 baths

Half baths: 0 half baths

Floors: 2 floors

Area, sq ft: 4707 sq ft

Lot size, sq ft: 8276 sq ft

Year built: 2015

SubdivisionName: REUNION WEST PH 1 WEST & AMENT
CTR RPLT

ListOfficeName: EXP REALTY LLC **GarageSpaces:** 2

ListAOR: mfrmls

Location Details

Township: 25S

Road Surface Type: Paved

Road Responsibility: Public Maintained Road

Elementary School: Westside K-8

Middle Or Junior School: West Side

High School: Poinciana High School

Property Features



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Interior Features: Ceiling Fans(s), Dry Bar, 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, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile, Luxury Vinyl, Tile, Vinyl

Pool Private YN: Yes

Spa YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Outdoor Grill, Sidewalk, Sliding Doors

Roof: Shingle

Architectural Style: Florida, Traditional

Vegetation: Mature Landscaping, Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

Laundry Features: Laundry Room

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

Spa Features: Heated, In Ground

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Other

Security Features: Gated Community, Security Fencing/Lighting/Alarms, Security Gate, Security System

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

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: REUNION WEST PH 1 WEST & AMENT CTR RPLT

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 22-25-27-4924-0001-0680

Direction Faces: West

Construction Materials: Block, Concrete, Stucco



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Association Information

Association YN: Yes

Association Fee: 697

Association Fee Frequency:
Monthly

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Grounds, Management, Pest Control, Recreational Facilities, Security, Trash

Association Amenities:
Basketball Court, Cable TV, Clubhouse, Elevators, Fitness Center, Gated, Playground, Pool, Recreation Facilities, Tennis Court(s)

Community Features: Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$11,518

Tax Other Annual Assessment Amount: 3314

Tax Legal Description: REUNION WEST PH 1 WEST & AMENITIES CENTER REPLAT PB 24 PG 75-82 LOT 68

Tax Lot: 68

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	15x22	First	22	15
Great Room	16x23	First	23	16
Dining Room	16x17	First	17	16
Primary Bedroom	14x16	First	16	14
Primary Bedroom	12x13	First	13	12
Primary Bathroom	12x12	First	12	12
Primary Bathroom	12x11	First	11	12
Primary Bedroom	13x13	Second	13	13
Bedroom 4	13x13	First	13	13
Bedroom 5	15x11	Second	11	15
Additional Bedroom	12x11	Second	11	12
Additional Bedroom	13x13	Second	13	13
Additional Bedroom	13x14	Second	14	13
Additional Bedroom	13x10	Second	10	13
Additional Bedroom	14x14	Second	14	14



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

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

Features: Ceiling Fans(s), Dry Bar, 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, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Security Fencing/Lighting/Alarms, Security Gate, Security System

ExteriorFeatures: Lighting, Outdoor Grill, Sidewalk, Sliding Doors

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

Amenities: Dishwasher, Disposal, Dryer, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

Building Details

ArchitecturalStyle: Florida, Traditional

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Concrete, Stucco

Miscellaneous



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Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation
Equipment

Showing Requirements: 24 Hour Notice, Appointment
Only, No Lockbox, Other, See Remarks, ShowingTime



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