

7655 HERITAGE CROSSING WAY REUNION FL 34747

https://candiscarmichael.com



Seller will pay \$3,000 of the buyers closing costs Welcome to your immaculate, move-in-ready condo retreat that INCLUDES ALL FURNISHINGS!!! This exceptional 3-bedroom residence, each with its own private ensuite bathroom, showcases the refined upgrades and thoughtful enhancements discerning buyers expect in a luxury property. All appliances replaced 2024, ac unit replaced 2024, and hot [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1344 sq ft



Courtesy of

Listing Office: EXP REALTY LLC
Status: Active

Office ID: MFR261010944
MLS ID: MFRO6386410

Description



Call us now
Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Unit Number: 201

Bathrooms Full: 2

Date added: Added 3 hours ago

Category: Condominium

Type: Residential

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 0 half baths

Floors: 1 floor

Area, sq ft: 1344 sq ft

Lot size, sq ft: 5904 sq ft

Year built: 2005

UnitNumber: 201

SubdivisionName: HERITAGE CROSSING CONDO PH 12

ListOfficeName: EXP REALTY LLC **ListAOR:** mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt, Concrete

Property Features

Interior Features: Ceiling Fans(s), Elevator, Open Floorplan

Appliances: Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer

Flooring: Carpet

Laundry Features: Laundry Room

Pets Allowed: Cats OK, Dogs OK

Exterior Features: Balcony, French Doors

Roof: Shingle

Utilities: Cable Connected, Electricity Connected, Sewer Connected

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Furnished

Property Details



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THE STANDARD OF EXCELLENCE

Subdivision Name: HERITAGE CROSSING
CONDO PH 12

Parcel Number: 34-25-27-3463-0001-0L40

Levels: One

Direction Faces: East

Foundation Details: Slab

Construction Materials: Block, Stucco, Frame

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

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

Community Features: Association Recreation - Owned,
Clubhouse, Community Mailbox, Dog Park, Fitness
Center, Gated Community - Guard, Golf Carts OK, Golf,
Park, Playground, Pool, Restaurant, Sidewalks, Tennis
Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,366

**Tax Other Annual Assessment
Amount:** 1799

Tax Legal Description: HERITAGE CROSSING A CONDO
PH 12 CB 7 PGS 185-186 OR 2879/394 UNIT L-4

Tax Lot: L-4

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x11	First	11	15
Bedroom 2	14x13	First	13	14
Bedroom 3	14x11	First	11	14
Living Room	15x14	First	14	15
Kitchen	9x11	First	11	9
Balcony/Porch/Lanai	15x8	First	8	15

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Utilities: Cable Connected, Electricity Connected, Sewer Connected

Amenities: Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, French Doors

Features: Ceiling Fans(s), Elevator, Open Floorplan

Building Details



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NewConstructionYN: No

Exterior material: Block, Frame, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Call Listing Agent 2, Call Listing Agent



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