

7673 HERITAGE CROSSING WAY REUNION FL 34747  
https://candiscarmichael.com



\$264,399



Welcome to Reunion Resort the only neighborhood with all three big names in signature Golf courses, Watson, Palmer and Nicklaus. Reunion is the premier luxury and vacation rental neighborhood in the Disney corridor, with 2,300 acres of wide-open views, luxury homes and world class amenities. The Heritage Crossing condos have some of the best views [...]

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



Courtesy of

**Listing Office:** REAL BROKER, LLC  
**Status:** Active

**Office ID:** MFR805521714  
**MLS ID:** MFRTB8380424



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8380424>

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## Basics

<b>Unit Number:</b> 202	<b>Bathrooms Full:</b> 2
<b>Date added:</b> Added 4 hours ago	<b>Category:</b> Condominium
<b>Type:</b> Residential	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2 baths	<b>Half baths:</b> 0 half baths
<b>Floors:</b> 3 floors	<b>Area, sq ft:</b> 1344 sq ft
<b>Lot size, sq ft:</b> 5904 sq ft	<b>Year built:</b> 2005
<b>UnitNumber:</b> 202	<b>SubdivisionName:</b> HERITAGE CROSSING CONDO PH 9
<b>ListOfficeName:</b> REAL BROKER, LLC	<b>ListAOR:</b> mfrmls

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## Location Details

**Township:** 25S **Road Surface Type:** Asphalt

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## Property Features

<b>Interior Features:</b> Ceiling Fans(s)	<b>Appliances:</b> Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
<b>Flooring:</b> Carpet, Ceramic Tile	<b>Laundry Features:</b> Inside
<b>Pets Allowed:</b> Cats OK, Dogs OK	<b>Exterior Features:</b> Balcony, Sidewalk, Sliding Doors
<b>Roof:</b> Shingle	<b>Utilities:</b> Cable Connected, Electricity Connected, Natural Gas Connected, Water Connected
<b>Water Source:</b> Public	<b>Sewer:</b> Public Sewer
<b>Cooling:</b> Central Air	<b>Heating:</b> Electric
<b>Furnished:</b> Furnished	



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## Property Details

**Subdivision Name:** HERITAGE CROSSING CONDO  
PH 9

**Parcel Number:** 34-25-27-3460-0001-0150

**Levels:** One

**Direction Faces:** South

**Foundation Details:** Slab

**Construction Materials:** Stucco

**Listing Terms:** Cash, Conventional

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## Association Information

**Association YN:** Yes

**Association Fee:** 650

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Recreational Facilities, Security, Trash, Water

**Community Features:** Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Playground, Pool, Restaurant, Sidewalks

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,984

**Tax Other Annual Assessment Amount:** 1799

**Tax Legal Description:** HERITAGE CROSSING A CONDO  
PH 9 CB 7 PGS 179-180 OR 2879/363 UNIT I-5

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	15x15	First	15	15
Kitchen	15x9	First	9	15
Primary Bedroom		First		
Bedroom 1	14x14	First	14	14
Bathroom 2	14x14	First	14	14

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Playground, Pool, Restaurant, Sidewalks

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Water Connected

**Amenities:** Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Electric

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Call Listing Agent, Combination Lock Box



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