

# 7708 EXCITEMENT DRIVE REUNION FL 34747

<https://candiscarmichael.com>



\$909,900



\*\*\*ACTIVE MEMBERSHIP AVAILABLE\*\*\* MUST SEE HOME!!! Located in the beautiful Reunion Resort in the desirable Homestead community, this home is sure to impress! This FULLY FURNISHED home has been meticulously maintained by its current owners and recently RENOVATED with HIGH END FINISHES throughout. This home has one of the best locations in the resort being [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3830 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6401712



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6401712>

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## Basics

**Bathrooms Full:** 4

**Date added:** Added 8 hours ago

**Type:** Residential

**Bathrooms:** 5 baths

**Floors:** 2 floors

**Lot size, sq ft:** 8668 sq ft

**SubdivisionName:** REUNION PH 1 PRCL 1 UNIT 1

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area, sq ft:** 3830 sq ft

**Year built:** 2004

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Open Floorplan, Other, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Tile, Vinyl, Wood

**Pool Private YN:** Yes

**Spa YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, French Doors, Lighting, Other, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Sidewalk, Sliding Doors

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Other, Range Hood, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room, Other

**Pool Features:** Heated, In Ground

**Spa Features:** Heated, In Ground

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

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## Property Details

**Subdivision Name:** REUNION PH 1 PRCL 1 UNIT 1

**Levels:** Two

**Foundation Details:** Slab

**Parcel Number:** 35-25-27-4846-0001-0630

**Direction Faces:** South

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Other, Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub, Tennis Court(s)

**Association Fee:** 620

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Grounds, Other, Pest Control, Security, Sewer, Trash

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

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## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 2504

**Tax Lot:** 63

**Tax Annual Amount:** \$13,204

**Tax Legal Description:** REUNION PHASE 1 PARCEL 1 UNIT 1 PB 14 PGS 15-23 LOT 63

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## Rooms

Room type	Level
Primary Bedroom	First
Living Room	First
Kitchen	First

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**ExteriorFeatures:** Balcony, French Doors, Lighting, Other, Outdoor Grill, Outdoor Kitchen, Outdoor Shower, Sidewalk, Sliding Doors

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

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Other, Range Hood, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**PoolFeatures:** Heated, In Ground

**Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Open Floorplan, Other, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Lock Box Coded, See Remarks, ShowingTime



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