

7708 GRABEN STREET KISSIMMEE FL 34747

https://candiscarmichael.com



\$718,000



Welcome to this exceptional 6-bedroom, 6.5-bathroom pool home located in one of Kissimmee’s most desirable resort-style communities. Designed for both luxury and comfort, this spacious residence offers an ideal layout for full-time living, a vacation retreat, or a short-term rental investment. Step inside to discover bright, open-concept living spaces, a well-appointed kitchen that seamlessly connects [...]

- 6 beds
- 7 baths
- Residential
- Single Family Residence
- Active
- 3317 sq ft



Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRS5154383



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5154383>

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## Basics

**Bathrooms Full:** 6

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 7 baths

**Area, sq ft:** 3317 sq ft

**Year built:** 2019

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 6 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 10019 sq ft

**SubdivisionName:** REUNION WEST PH 2B WEST

**GarageSpaces:** 2

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## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Eat-in Kitchen, Open Floorplan, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Pool Private YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Laundry Room

**Pool Features:** In Ground

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** REUNION WEST PH 2B WEST

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 22-25-27-4931-0001-0840

**Direction Faces:** North

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 857

**Association Fee Includes:** Guard - 24 Hour, Pool, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Recreational Facilities, Security, Trash

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

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 3313

**Tax Lot:** 84

**Tax Annual Amount:** \$12,277

**Tax Legal Description:** REUNION WEST PH 2B  
WEST PB 26 PGS 1-4 LOT 84

## Rooms

| Room type       | Level |
|-----------------|-------|
| Living Room     | First |
| Dining Room     | First |
| Kitchen         | First |
| Primary Bedroom | First |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

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

**PoolFeatures:** In Ground

**Features:** Eat-in Kitchen, Open Floorplan, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected

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



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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:** Tenant

**Showing Requirements:** Appointment Only, See Remarks



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