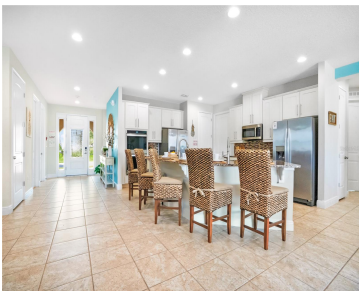


7734 GRABEN STREET KISSIMMEE FL 34747

<https://candiscarmichael.com>



\$1,239,000

Welcome to the Crown Jewel of Encore at Reunion! This extraordinary 11-bedroom, 13-bathroom (11 full, 2 half) LUXURY RESORT ESTATE is one of Encore's most celebrated and HEAVILY BOOKED short-term rentals - a rare, one-owner masterpiece sitting on ONE OF THE LARGEST LOTS IN ALL OF ENCORE, offering an unparalleled opportunity to own a proven, [...]

- 11 beds
- 13 baths
- Residential
- Single Family Residence
- Active
- 5496 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6404571



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://listing.trevisuality.com/vd/244976141>

Basics

Bathrooms Full: 10

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 13 baths

Area, sq ft: 5496 sq ft

Year built: 2017

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Bathrooms Half: 3

Category: Single Family Residence

Bedrooms: 11 beds

Half baths: 3 half baths

Lot size, sq ft: 10890 sq ft

SubdivisionName: ENCORE AT REUNION

GarageSpaces: 2

Location Details

Township: 25

Road Responsibility: Public Maintained Road

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Wet Bar, Window Treatments

Flooring: Ceramic Tile, Luxury Vinyl, Wood

Patio And Porch Features: Covered, Front Porch, Patio

Pool Features: Deck, Gunite, In Ground, Lighting, Outside Bath Access, Pool Alarm, Tile

Spa Features: Heated, In Ground

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Fencing: Fenced

Security Features: Fire Alarm, Fire Sprinkler System, Gated Community, Security Gate, Smoke Detector(s)

Architectural Style: Florida, Traditional

Vegetation: Mature Landscaping

Sewer: Public Sewer

Heating: Heat Pump

Lot Features: Landscaped, Level, Oversized Lot, Paved

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

Laundry Features: Inside

Pool Private YN: Yes

Spa YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, Lighting, Outdoor Grill, Sidewalk

Roof: Shingle

Window Features: Blinds, Drapes, Rods, Window Treatments

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

Water Source: None

Cooling: Central Air

Furnished: Turnkey

Property Details

Subdivision Name: ENCORE AT REUNION

Levels: Two

Builder Name: Encore

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 22-25-27-4926-0001-0910

Direction Faces: East

Builder Model: Biltmore

Construction Materials: Block, Stucco

Property Condition: Completed



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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 Structure, Maintenance Grounds, Management, Pest Control, Recreational Facilities, Security, Trash

Association Amenities:
Basketball Court, Clubhouse, Fitness Center, Gated, Maintenance, Park, Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub, Tennis Court(s)

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

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$12,964

Tax Other Annual Assessment Amount: 3314

Tax Legal Description: REUNION WEST PH 3 WEST
PB 25 PGS 59-65 LOT 91

Tax Lot: 91

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x13	First	13	15
Living Room	20x16	First	16	20
Dining Room	20x11	First	11	20
Kitchen	16x15	First	15	16
Media Room	20x16	Second	16	20
Great Room	20x16	Second	16	20

Amenities & Features



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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, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Balcony, Lighting, Outdoor Grill, Sidewalk

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

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Fire Alarm, Fire Sprinkler System, Gated Community, Security Gate, Smoke Detector(s)

WindowFeatures: Blinds, Drapes, Rods, Window Treatments

PoolFeatures: Deck, Gunite, In Ground, Lighting, Outside Bath Access, Pool Alarm, Tile

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s), Wet Bar, Window Treatments

Building Details

ArchitecturalStyle: Florida, Traditional

Heating: Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Tenant

Showing Requirements: Call Listing Agent, See Remarks, ShowingTime



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