

# 781 GOLDEN BEAR DRIVE KISSIMMEE FL 34747

<https://candiscarmichael.com>



\*\*Active Reunion Club Membership\*\*new roof 2023\*\* Welcome to the renowned guard-gated community of Reunion Resort, where luxury living meets breathtaking scenery. Positioned with golf course frontage of the 15th fairway of the signature Jack Nicklaus golf course, this 6 bed 4.5 bath home is the ultimate golfers retreat. As you approach the home you will [...]

- 6 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3391 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRS5127118



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5127118>

## Basics

**Bathrooms Full:** 4

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 5 baths

**Area, sq ft:** 3391 sq ft

**Year built:** 2007

**SubdivisionName:** REUNION WEST VLGS NORTH

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 6 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 5968 sq ft

**View:** Golf Course

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 25

**Elementary School:** Celebration K-8

**High School:** Celebration High

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** Celebration K-8

## Property Features



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**Interior Features:** Ceiling Fans(s), Split Bedroom, Stone Counters

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

**Flooring:** Carpet, Ceramic Tile

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Pool Features:** Gunite, Heated, In Ground, Lighting

**Spa YN:** Yes

**Spa Features:** Heated, In Ground

**Parking Features:** Driveway, Garage Door Opener, Off Street

**Garage YN:** Yes

**Attached Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Exterior Features:** Courtyard, Sidewalk, Sliding Doors

**Fencing:** Fenced

**Roof:** Shingle

**Architectural Style:** Florida

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

**Vegetation:** Mature Landscaping

**View:** Golf Course

**Water Source:** Public

**Sewer:** Public Sewer

**Cooling:** Central Air

**Heating:** Central

**Furnished:** Furnished

**Lot Features:** Landscaped, On Golf Course, Paved

## Property Details

**Subdivision Name:** REUNION WEST VLGS NORTH

**Parcel Number:** 35-25-27-4881-0001-1910

**Levels:** Two

**Direction Faces:** West

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**

Monthly

**Association Amenities:** Cable TV, Clubhouse, Gated, Park, Playground, Pool

**Association Fee:** 583

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Internet, Maintenance Grounds, Pest Control, Security

**Community Features:** Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Sidewalks, Tennis Court(s), Street Lights

## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 2528

**Tax Lot:** 191

**Tax Annual Amount:** \$13,764

**Tax Legal Description:** REUNION WEST VILLAGES NORTH PB 16 PGS 23-31 LOT 191 27-25-27

## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	15x12	First	12	15
Living Room	12x14	First	14	12
Dining Room	13x11	First	11	13
Primary Bedroom	19x14	Second	14	19
Bathroom 2	18x15	Second	15	18
Bathroom 3	12x10	Second	10	12
Bedroom 4	12x10	Second	10	12

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**ExteriorFeatures:** Courtyard, Sidewalk, Sliding Doors

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Sidewalks, Tennis Court(s), Street Lights

**PoolFeatures:** Gunite, Heated, In Ground, Lighting

**Features:** Ceiling Fans(s), Split Bedroom, Stone Counters



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## Building Details

**ArchitecturalStyle:** Florida

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block, Stucco

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener, Off-street

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

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



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