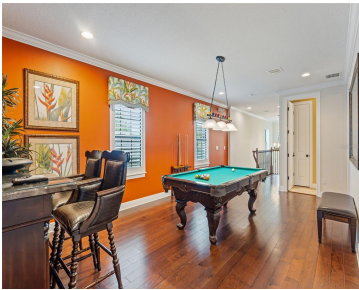


7816 LOXAHATCHEE CT REUNION FL 34747

https://candiscarmichael.com



TRANSFERABLE REUNION MEMBERSHIP AVAILABLE! Make sure to check out the Virtual Tour Links for amazing videos of the home. Discover a truly exceptional waterfront retreat in the amazing Reunion Resort. Offering a rare combination of tranquil pond views, privacy and world-class resort amenities, this one-of-a-kind estate presents an outstanding opportunity as a permanent residence, vacation [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3150 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6449376



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Description

Virtual Tour: <https://media.devoredesign.com/videos/01a11bde-bade-705c-87af-d97ef9b75e3b>

Basics

Bathrooms Full: 4

Date added: Added 1 minute ago

Type: Residential

Bathrooms: 5 baths

Area, sq ft: 3150 sq ft

Year built: 2014

ListOfficeName: EXP REALTY LLC

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 1 half bath

Lot size, sq ft: 5509 sq ft

SubdivisionName: REUNION WEST VLGS NORTH

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Paved

Road Responsibility: Public Maintained Road

Property Features



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Interior Features: Kitchen/Family Room Combo, Stone Counters, Window Treatments

Flooring: Carpet, Ceramic Tile, Laminate

Patio And Porch Features: Covered, Rear Porch

Pool Features: In Ground, Child Safety Fence, Gunite, Heated, Lighting

Spa Features: Heated, In Ground

Garage YN: Yes

Pets Allowed: Yes

Fencing: Other

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Florida

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Electric

Lot Features: Cul-De-Sac, Near Golf Course, Sidewalk, Paved

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

Laundry Features: Inside, Laundry Closet

Pool Private YN: Yes

Spa YN: Yes

Parking Features: Converted Garage

Attached Garage YN: Yes

Exterior Features: Rain Gutters, Sidewalk

Roof: Shingle

Window Features: Drapes, Shutters

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Recycled, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: REUNION WEST VLGS NORTH

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 35-25-27-4881-0001-2730

Direction Faces: West

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee: 618

Association Fee Frequency: Monthly

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Grounds, Pest Control, Recreational Facilities, Security

Association Amenities: Barbecue, Fitness Center, Gated, Pool, Security

Community Features: Dog Park, Fitness Center, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$12,945

Tax Other Annual Assessment Amount: 2681

Tax Legal Description: REUNION WEST VILLAGES NORTH PB 16 PGS 23-31 LOT 273 27-25-27

Tax Lot: 2730

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	15x13	First	13	15
Living Room	23x15	First	15	23
Dining Room	13x10	First	10	13
Bedroom 2	13x13	First	13	13
Primary Bedroom	20x14	Second	14	20
Bedroom 3	17x14	Second	14	17
Bedroom 4	13x13	Second	13	13
Bedroom 5	13x13	Second	13	13

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Dog Park, Fitness Center, Gated Community - Guard, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

ExteriorFeatures: Rain Gutters, Sidewalk

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Recycled, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Drapes, Shutters

PoolFeatures: In Ground, Child Safety Fence, Gunite, Heated, Lighting

Features: Kitchen/Family Room Combo, Stone Counters, Window Treatments

Building Details

ArchitecturalStyle: Florida

Heating: Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Converted Garage

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Lockbox



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