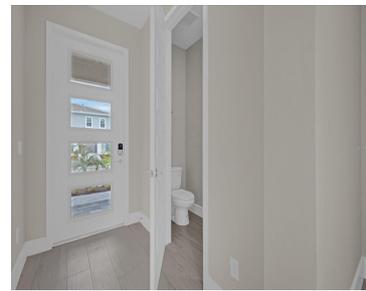


7838 SPECTRUM DRIVE KISSIMMEE FL 34747

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. ****ACTIVE MEMBERSHIP ****
Enjoy this brand new luxurious contemporary townhome as a full time resident, second home or short term rental. This spectacular 3 bedroom townhome has exceptional location to the onsite multi million dollar waterpark of Reunion Resort. Relax on the outdoor lanai that is on [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1704 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6364485



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Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://my.matterport.com/show/?m=h1X4qRLVqNE>

Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 1704 sq ft

Year built: 2024

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Lot size, sq ft: 1307 sq ft

SubdivisionName: SPECTRUM AT REUNION PH 2

GarageSpaces: 1

Location Details

Township: 25

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat

Flooring: Ceramic Tile, Vinyl

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Sidewalk, Sliding Doors

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

Sewer: Public Sewer

Heating: Central

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

Laundry Features: Inside, Laundry Room

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: SPECTRUM AT REUNION PH 2

Levels: Two

New Construction YN: Yes

Construction Materials: Cement Siding, Stucco

Property Condition: Completed

Parcel Number: 27-25-27-5736-0001-0830

Direction Faces: Northeast

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 426

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Sewer, Trash, Water

Community Features: Clubhouse, 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 Annual Amount: \$8,821

Tax Other Annual Assessment Amount: 2825

Tax Legal Description: SPECTRUM AT REUNION PH
2 PB 33 PGS 162-165 LOT 83

Tax Lot: 83

Rooms

Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	Second
Bedroom 2	Second
Bedroom 3	Second

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

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

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

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat

Building Details

NewConstructionYN: Yes

Exterior material: Cement Siding, Stucco

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Combination Lock Box

Occupant Type: Vacant



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