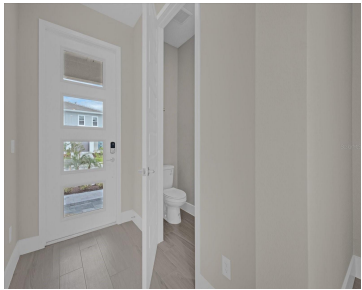


7838 SPECTRUM DRIVE KISSIMMEE FL 34747

https://candiscarmichael.com



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 a conservation lot. Reunion Resort is [...]

- 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



Call us now

Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



---

## 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



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom 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)



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 2825

**Tax Lot:** 83

**Tax Annual Amount:** \$8,821

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

# Rooms

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

# Amenities & Features

**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



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE