#### **796 DESERT MOUNTAIN COURT REUNION FL 34747**

https://candiscarmichael.com









\*\*\*ACTIVE MEMBERSHIP AVAILABLE\*\*\* Beautiful 5 bed 5.5 bath private pool home on an OVERSIZED LOT with PRIVATE CONSERVATION & GOLF COURSE VIEWS of #8 tee box of the Jack Nicklaus Course in Reunion Resort. This amazing home is only a short walk to the Jack Nicklaus Clubhouse where the Traditions Restaurant and Bar are located [...]

- 5 beds
- 6 baths
- Residentia
- Single Family Residence
- Active
- 3326 sq ft



# **Courtesy of**

**Listing Office:** REAL BROKER, LLC **Office ID:** MFR805521714

Status: Active MLS ID: MFRO6314000



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Phone: 727-888-3292



# **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/06314000

### **Basics**

**Bathrooms Full:** 5 **Bathrooms Half:** 1

**Date added:** Added 2 hours ago **Category:** Single Family Residence

**Type:** Residential **Bedrooms: 5** beds

**Bathrooms: 6** baths **Half baths: 1** half bath

Floors: 2 floors Area, sq ft: 3326 sq ft

Lot size, sq ft: 7667 sq ft Year built: 2014

View: Golf Course, Trees/Woods SubdivisionName: REUNION WEST VILLAGE 3A

ListOfficeName: REAL BROKER, LLC GarageSpaces: 2

ListAOR: mfrmls

### **Location Details**

Township: 25 Road Surface Type: Asphalt

# **Property Features**





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Interior Features: Ceiling Fans(s), Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

nts

Appliances: Dishwasher, Disposal, Dryer,

Microwave, Range, Refrigerator, Washer

Flooring: Carpet, Ceramic Tile Laundry Features: Inside, Laundry Room

Patio And Porch Features: Covered, Front Pool Private YN: Yes

Pool Features: Heated, In Ground Spa YN: Yes

Parking Features: Driveway Garage YN: Yes

Attached Garage YN: Yes Garage Spaces: 2

Pets Allowed: Yes Exterior Features: Balcony, Sidewalk,

Sliding Doors

Roof: Shingle Security Features: Gated Community,

Key Card Entry, Smoke Detector(s)

Window Features: Blinds, Window Treatments

Utilities: Cable Connected, Electricity
Connected, Public, Sprinkler Meter, Water

Connected

**Vegetation:** Mature Landscaping **View:** Golf Course, Trees/Woods

Water Source: Public Sewer: Public Sewer

Cooling: Central Air Heating: Central

Furnished: Furnished Lot Features: Conservation Area, Near

Golf Course

## **Property Details**

Porch, Rear Porch

**Subdivision Name:** REUNION WEST VILLAGE 3A **Parcel Number:** 35-25-27-4892-0001-2260

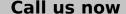
Levels: Two Direction Faces: East

Foundation Details: Slab Construction Materials: Block, Stucco

**Listing Terms:** Cash, Conventional **Property Condition:** Completed

## **Association Information**





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**Association YN:** Yes

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Optional Additional Fees, Park, Pickleball Court(s), Playground, Pool,

Security, Spa/Hot Tub, Tennis Court(s)

**Association Fee: 520** 

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

> Community Features: Association Recreation -Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Park, Playground, Pool, Restaurant, Tennis Court(s), Street Lights

#### Fees&Taxes

Tax Year: 2024

**Tax Other Annual Assessment** 

**Amount: 2528** 

**Tax Lot: 226** 

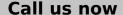
Tax Annual Amount: \$11,353

Tax Legal Description: REUNION WEST VILLAGE 3A

PB 16 PGS 136-141 LOT 226

#### Rooms





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Room type	Dimensions	Level	Length	Width
Living Room	15x23	First	23	15
Kitchen	14x16	First	16	14
Primary Bedroom	15x14	First	14	15
Primary Bedroom 2	18x13	Second	13	18
Bedroom 3		Second		
Bedroom 4		Second		
Bedroom 5		Second		
Loft	26x13	Second	13	26

# **Amenities & Features**





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Waterfront available: No AttachedGarageYN: Yes

**PoolPrivateYN:** Yes

Security Features: Gated Community, Key

Card Entry, Smoke Detector(s)

WindowFeatures: Blinds, Window

**Treatments** 

**PoolFeatures:** Heated. In Ground

**Features:** Ceiling Fans(s), Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes
FireplaceYN: No
Cooling: Central Air

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Park, Playground, Pool, Restaurant, Tennis

Court(s), Street Lights

ExteriorFeatures: Balcony, Sidewalk, Sliding

Doors

**Utilities:** Cable Connected, Electricity Connected, Public, Sprinkler Meter, Water

Connected

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

# **Building Details**

NewConstructionYN: No Heating: Central

**Exterior material:** Block, Stucco **Roof:** Shingle

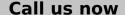
**Parking:** Driveway

## **Miscellaneous**

Ownership: Fee Simple Occupant Type: Tenant

**Showing Requirements:** ShowingTime





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