

7962 RUMNEY LANE REUNION FL 34747

https://candiscarmichael.com



FULLY FURNISHED and move-in ready! Built in 2023, this beautifully maintained 3-bedroom, 2-bath home is located in the highly desirable Reunion Village community just minutes from Walt Disney World, ChampionsGate, shopping, dining, and major highways. Featuring an open-concept floor plan, quartz countertops, stainless steel appliances, spacious living and dining areas, window treatments throughout, and a [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1553 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6414237



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6414237>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 4356 sq ft

SubdivisionName: REUNION VILLAGE PH 3 REP

GarageSpaces: 2

Date added: Added 7 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1553 sq ft

Year built: 2023

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 25

Elementary School: Knights Point

Road Surface Type: Paved

High School: Poinciana High School

Property Features



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Interior Features: Ceiling Fans(s), Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk

Security Features: Gated Community, Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Natural Gas

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

Laundry Features: Inside

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK, Size Limit

Roof: Shingle

Window Features: Blinds

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: REUNION VILLAGE PH 3 REP

Levels: One

Builder Name: LGI Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 34-25-27-5033-0001-0310

Direction Faces: Northeast

Builder Model: Crescent

Construction Materials: Block, Concrete

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 562

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Playground, Pool

Community Features: Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Playground, Pool, Restaurant, Sidewalks



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Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 3201

Tax Lot: 31

Tax Annual Amount: \$8,917

Tax Legal Description: REUNION VILLAGE PH 3
REPLAT PB 29 PGS 171-174 LOT 31

Rooms

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

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Blinds

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Amenities: Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Playground, Pool, Restaurant, Sidewalks

ExteriorFeatures: Sidewalk

Features: Ceiling Fans(s), Stone Counters, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Concrete

Heating: Natural Gas

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Appointment Only

Occupant Type: Owner



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