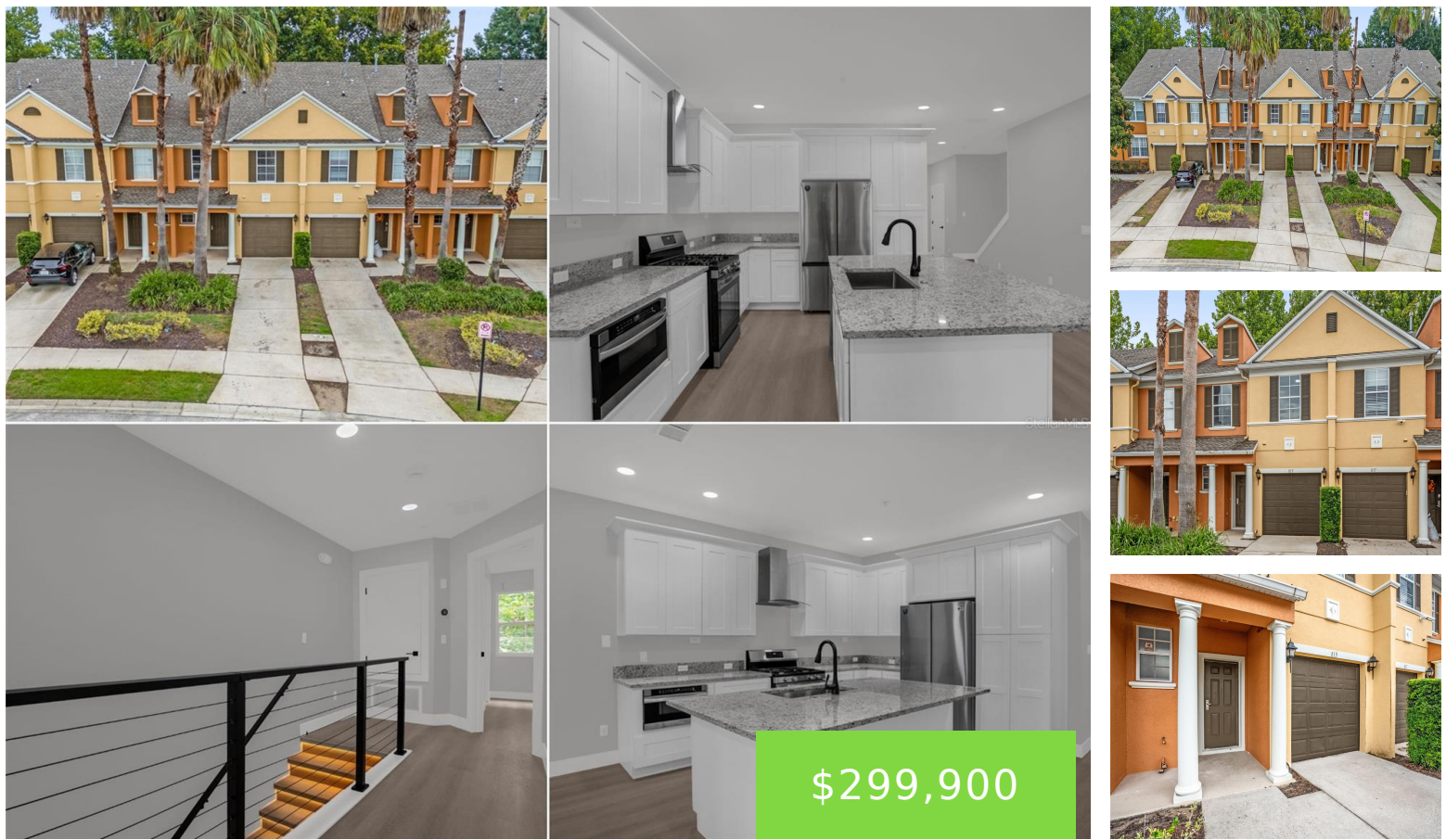


815 ASSEMBLY COURT KISSIMMEE FL 34747

https://candiscarmichael.com



Virtually Staged. ****Reunion Club Membership Available**** Welcome to Carriage Pointe, located within the renowned guard-gated community of Reunion Resort. This beautifully renovated 3-bedroom, 2.5-bath townhome offers a truly exceptional combination of luxury, style, and modern design, complete with an attached 1-car garage. Completely renovated is an understatement, over \$100,000 was invested into transforming this home [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1553 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRS5155225



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/S5155225>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 1553 sq ft

Year built: 2005

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Lot size, sq ft: 2744 sq ft

SubdivisionName: REUNION PH 1 PRCL 2

GarageSpaces: 1

Location Details

Township: 25

Elementary School: Celebration K-8

High School: Celebration High

Road Surface Type: Asphalt, Paved

Middle Or Junior School: Celebration K-8

Property Features



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Interior Features: Open Floorplan, Primary Bedroom Upstairs, Stone Counters, Thermostat

Flooring: Luxury Vinyl

Patio And Porch Features: Rear Porch

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Sidewalk, Sliding Doors

Architectural Style: Florida

Vegetation: Mature Landscaping

Sewer: Public Sewer

Heating: Central

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

Laundry Features: Inside, Laundry Closet, Upper Level

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: REUNION PH 1 PRCL 2

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 35-25-27-4854-0001-0920

Direction Faces: West

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Fitness Center, Gated, Golf Course, Park, Playground, Pool, Tennis Court(s)

Association Fee: 595

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Internet, Maintenance Structure, Maintenance Grounds

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



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,349

Tax Other Annual Assessment Amount: 1878

Tax Legal Description: REUNION PHASE 1 PARCEL 2
PB 14 PGS 144-148 LOT 92 26-25-27

Tax Lot: 92

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	12x11	First	11	12
Living Room	11x16	First	16	11
Dining Room	9x9	First	9	9
Primary Bedroom	14x16	Second	16	14
Bedroom 2	10x12	Second	12	10
Bathroom 3	10x12	Second	12	10

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

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

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Thermostat

Building Details

ArchitecturalStyle: Florida

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Lock Box Coded, See Remarks, ShowingTime



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