

# 834 GOLDEN BEAR DRIVE REUNION FL 34747

<https://candiscarmichael.com>



**\$1,249,000**

\*\*\*ACTIVE MEMBERSHIP AVAILABLE\*\*\* TURNKEY RENTAL HOME!! Feast your eyes on this FULLY OPTIMIZED 5-bedroom WATER/SUNSET VIEW home in Reunion! PHENOMENAL LOCATION backing right up to water for amazing views, this home is only a short walk to the Tradition's restaurant & the Jack Nicklaus golf course and practice area. This home must be seen in person [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 3530 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Office ID:** MFR805521714

**Status:** Active

**MLS ID:** MFRO6368073



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Email: RealtorCandis@gmail.com



# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6368073>

## Basics

**Bathrooms Full:** 5 **Date added:** Added 3 days ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms:** 5 beds **Bathrooms:** 5 baths

**Half baths:** 0 half baths **Floors:** 2 floors

**Area, sq ft:** 3530 sq ft **Lot size, sq ft:** 5445 sq ft

**Year built:** 2014 **SubdivisionName:** REUNION WEST VLGS NORTH

**ListOfficeName:** REAL BROKER, LLC **GarageSpaces:** 2

**ListAOR:** mfrmls

## Location Details

**Township:** 25S **Road Surface Type:** Asphalt

## Property Features



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THE STANDARD OF EXCELLENCE

**Interior Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Solid Surface Counters, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Flooring:** Vinyl

**Pool Private YN:** Yes

**Spa YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Other, Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Other, Phone Available, Public, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Microwave, Other, Range Hood, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Pool Features:** Heated, In Ground

**Spa Features:** Heated, In Ground

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

## Property Details

**Subdivision Name:** REUNION WEST VLGS NORTH

**Parcel Number:** 35-25-27-4881-0001-2520

**Levels:** Two

**Direction Faces:** East

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

**Listing Terms:** Cash, Conventional

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**

Monthly

**Association Fee:** 583

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Other, Pest Control, Recreational Facilities, Security, Sewer, Trash

**Association Amenities:** Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub

**Community Features:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

## Fees & Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 2680

**Tax Lot:** 252

**Tax Annual Amount:** \$12,856

**Tax Legal Description:** REUNION WEST VILLAGES NORTH PB 16 PGS 23-31 LOT 252 27-25-27

## Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

## Amenities & Features



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**Waterfront available:** No  
**AttachedGarageYN:** Yes  
**PoolPrivateYN:** Yes  
**Spa Features:** Heated, In Ground

**GarageYN:** Yes  
**FireplaceYN:** No  
**Cooling:** Central Air  
**CommunityFeatures:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Balcony, Other, Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors, Sprinkler Metered

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**PoolFeatures:** Heated, In Ground

**Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Other, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Amenities:** Bar Fridge, Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Microwave, Other, Range Hood, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No  
**Exterior material:** Block, Stucco

**Heating:** Central  
**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple  
**Showing Requirements:** Lock Box Coded, See Remarks, ShowingTime  
**Occupant Type:** Vacant



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