

834 GOLDEN BEAR DRIVE REUNION FL 34747

https://candiscarmichael.com



ACTIVE MEMBERSHIP AVAILABLETURNKEY 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 been seen in person [...]

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



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6368073



Call us now

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



Description

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

Basics

Bathrooms Full: 5

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Area, sq ft: 3530 sq ft

Year built: 2014

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 5 baths

Floors: 2 floors

Lot size, sq ft: 5445 sq ft

SubdivisionName: REUNION WEST VLGS NORTH

GarageSpaces: 2

Location Details

Township: 25S

Road Surface Type: Asphalt

Property Features



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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

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional

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

Direction Faces: East

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

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

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

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

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

ExteriorFeatures: 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

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

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)

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)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Lock Box Coded, See Remarks, ShowingTime



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