



ACTIVE TRANSFERABLE PLATINUM MEMBERSHIP AVAILABLE for the next owner. From the moment you step through the doors of this SPECTACULAR home you will realize you have found VACATION LUXURY at its finest. Welcome to Nicklaus Manor at Reunion located in the exclusive Bear’s Den community at Reunion Resort. This well appointed and meticulously kept 6 [...]

- 6 beds
- 8 baths
- Residential
- Single Family Residence
- Active
- 5250 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRO6446249



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



Description

Virtual Tour:

<https://www.dropbox.com/scl/fi/6h7k3hdhbgan4enudai9i/997-Jack-Nicklaus.mp4?rlkey=tt5puwx8dmy7zxwstt636za37&e=1&dl=0>

Basics

Bathrooms Full: 6

Date added: Added 2 minutes ago

Type: Residential

Bathrooms: 8 baths

Floors: 2 floors

Lot size, sq ft: 7841 sq ft

View: Park/Greenbelt

ListOfficeName: REAL BROKER, LLC

Bathrooms Half: 2

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 2 half baths

Area, sq ft: 5250 sq ft

Year built: 2019

SubdivisionName: REUNION WEST FAIRWAYS 17 & 18
REP

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Ceramic Tile, Luxury Vinyl

Patio And Porch Features: Covered, Patio, Rear Porch

Pool Features: In Ground, Heated

Spa Features: Heated

Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Window Features: Blinds, Drapes

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Parking Features: Converted Garage, Driveway

Attached Garage YN: Yes

Exterior Features: Balcony, Dog Run, Outdoor Kitchen, Outdoor Shower, Playground, Sidewalk

Security Features: Gated Community, Smoke Detector(s)

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

View: Park/Greenbelt

Sewer: Public Sewer

Heating: Central

Lot Features: Near Golf Course, Paved

Property Details

Subdivision Name: REUNION WEST FAIRWAYS 17 & 18 REP

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 27-25-27-4927-0001-0130

Direction Faces: Northwest

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Optional Additional Fees, Pickleball Court(s), Playground, Pool, Security, Spa/Hot Tub, Tennis Court(s)

Association Fee: 1000

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

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

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1154

Tax Lot: 13

Tax Annual Amount: \$21,877

Tax Legal Description: REUNION WEST FAIRWAYS 17 & 18 REPLAT PB 25 PGS 71-75 LOT 13

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	25x20	First	20	25
Dining Room	15x20	First	20	15
Kitchen	15x20	First	20	15
Primary Bedroom	22x20	First	20	22

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated

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

ExteriorFeatures: Balcony, Dog Run, Outdoor Kitchen, Outdoor Shower, Playground, Sidewalk

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

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Blinds, Drapes

PoolFeatures: In Ground, Heated

Features: Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Converted Garage, Driveway

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Playground

Occupant Type: Owner

Showing Requirements: ShowingTime



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