

997 JACK NICKLAUS COURT REUNION FL 34747

<https://candiscarmichael.com>



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 Bedroom, 6 Full Bath En suite, and 3 half [...]

- 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: MFRO6394439



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: https://www.youtube.com/embed/ZilAS_klm7k

Basics

Bathrooms Full: 6

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 8 baths

Area, sq ft: 5250 sq ft

Year built: 2019

SubdivisionName: REUNION WEST FAIRWAYS 17 & 18
REP

GarageSpaces: 2

Bathrooms Half: 2

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 2 half baths

Lot size, sq ft: 7841 sq ft

View: Garden, Park/Greenbelt

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Wet Bar

Flooring: Carpet, Ceramic Tile, Hardwood

Patio And Porch Features: Covered, Patio, Rear Porch

Pool Features: Gunite, Heated, In Ground, Lighting, Pool Alarm

Spa Features: Heated, In Ground

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Balcony, Dog Run, Lighting, Outdoor Grill, Sliding Doors

Security Features: Gated Community, Key Card Entry, Security Gate, Smoke Detector(s)

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

View: Garden, Park/Greenbelt

Sewer: Public Sewer

Heating: Central

Lot Features: Near Golf Course, Sidewalk, Paved

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Gas Water Heater, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

Laundry Features: Inside, Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Parking Features: Converted Garage

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Window Features: Shades

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Furnished

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



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Association Information

Association YN: Yes

Association Fee: 1000

Association Fee Frequency:
Monthly

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

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

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 Annual Amount: \$20,956

Tax Other Annual Assessment Amount: 1154

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

Tax 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



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

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, Lighting, Outdoor Grill, Sliding Doors

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

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Gas Water Heater, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community, Key Card Entry, Security Gate, Smoke Detector(s)

WindowFeatures: Shades

PoolFeatures: Gunite, Heated, In Ground, Lighting, Pool Alarm

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Wet Bar

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Converted Garage

Heating: Central

Roof: Tile

Miscellaneous



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Ownership: Fee Simple

Occupant Type: Tenant

Other Equipment: Irrigation Equipment

Showing Requirements: Call Listing Agent,
ShowingTime



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