



7596 ASSEMBLY LN, REUNION

County: Osceola County Zip Code: 34747-6744 Unit #: Status:
 Sub. Name: REUNION PH 1 PRCL 2 List Price:
 Beds: 3 Baths: 2/1 SqFt Heated: 1,686 Year Built: 2004
 Private Pool: N Special Sale:
 Property: Townhouse 2-3 Floors Townhouse ADOM: 8
 Total Acreage: Zero Lot Line Total SqFt: 2103 Pets Y/N: Y CDOM: 8
 Construction Status: Proj. Comp. Date:
 Location: Golf Course Vw, In County

Land, Site and Tax Information

SE/TP/RG: 26-25-27 Subdivision #: 4854 Section #: Block/Parcel: 0001 Front Exposure:
 Tax ID: 35 25 27 4854 0001 0080 Alt.Key/Folio#: Additional Parcel: N Mill Rate: 15.984 Lot #: 0080
 Taxes: \$5,803.00 Tax Year: 2009 Homestead: N Other Exemptions: N CDD: N Annual CDD Fee:
 Legal Description: REUNION PHASE 1 PARCEL 2 PB 14 PGS 144-148 LOT 8 26-25-27
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0014/0144 Floor #:
 MH Make: Zoning: OPUD Future Land Use: 0111 Zoning Comp.: Y Min Lease: Lease # Per Year:
 Lot Dimensions: Lot Size(Acres): 0.03 Lot Size(SqFt): 1,481
 Water Frontage: Water Access: Water Name:
 Water View: Water Extras: Waterfront Feet:

Interior Information

Living Room: 11x11 Master Br.: 14x16 5th Bedroom: Great Room: Study / Den:
 Family Room: 2nd Bedroom: 10x14 Studio: Air Conditioning: Central
 Kitchen: 09x10 3rd Bedroom: 10x12 Dinette: Heat & Fuel: Central
 Dining Room: 09x09 4th Bedroom: Bonus Room: Floor Covering:
 Fireplace: N - Balcony/Porch: Security System:
 Utilities Data: BB/HS Internet Avail,Cable Available,Public Utilities,Street Lights
 Interior Layout: Breakfast Room Separate
 Interior Features:
 Master Bath:
 Appliances Incl: Dishwasher,Dryer,Range,Refrigerator,Washer
 Kitchen: Additional Rooms:

Exterior Information

Ext. Construction: Block Style: Townhouse Pool:
 Exterior Features: Balcony/Sun Deck
 Garage/Carport: 1 Car Garage Dimensions: Roof: Shingle

Community Information

Community Features: Comm Htd Pool, Fitness, Gated Comm, Golf Comm, Rec Bldg, Security, Tennis Courts

Maintenance Includes: Bldg Exter, Cable, Escrow Resrv, Ground Mtnce, Roof, Security, Trash Remv

Housing for Older Persons: # of Pets: Max Pet Weight: Pet Restrictions:
 HOA / Comm Assn: Required HOA Fee: \$294.00 HOA Payment Schedule: Monthly Mo.Maint.\$(addition to HOA):
 Elementary School: Middle School: High School:

Realtor Info

List Agent: RONALD GENTILE / MARYLUCILLE MARINIELLO Agent ID: 2595008977 / 272502403 Agent Direct:
 Sales Team: E-mail: realtorron@cfl.rr.com Agent 2 Phone:
 Office: COLDWELL BANKER RESIDENTIAL RE Office ID: 51957EE Agent Fax:
 List Date: 12/31/2009 Original Price: LP/SqFt: Agent Pager/Cell:
 Contract: 01/08/2010 Previous Price: SP/SqFt: Office Phone:
 Exp. Clsg Date: 02/19/2010 Price Change: LP/SP Ratio: Office Fax:
 Sold Date: 02/12/2010 Sold Price: Owner: Owner Phone:
 Off-Market: 02/12/2010 Days to Contract: 8 Listing Type: Exclusive Right to Sell Spec Listing Type :
 Withdrawn: Days to Closed: 43 Expiration Date: Call Center #:
 Sold by: LEE REID (261501545) Office: ERNEST L. REID, JR. (703100)
 Management Comp Info: Financing Avail: Cash
 Buyer Agent: 3.0% Non-Rep: 3.0% Trans Broker: 3.0% Terms: All Cash Seller Credit:

Realtor Info:
 Confidential Info: Vacant
 Showing Instructions: Use Show Btn, LB Combo
 Driving Directions: From exit 58 on I-4, turn LEFT on Campions Gate Blvd. Continue 1.5 miles to Lake Wilson Rd. Turn LEFT at the light. Continue 1.5 miles. Community is on the RIGHT.

Realtor Only Remarks: