



7636 Heritage Crossing Way

\$380,000

Townhouse · Reunion, FL 34747

3

beds

3

baths

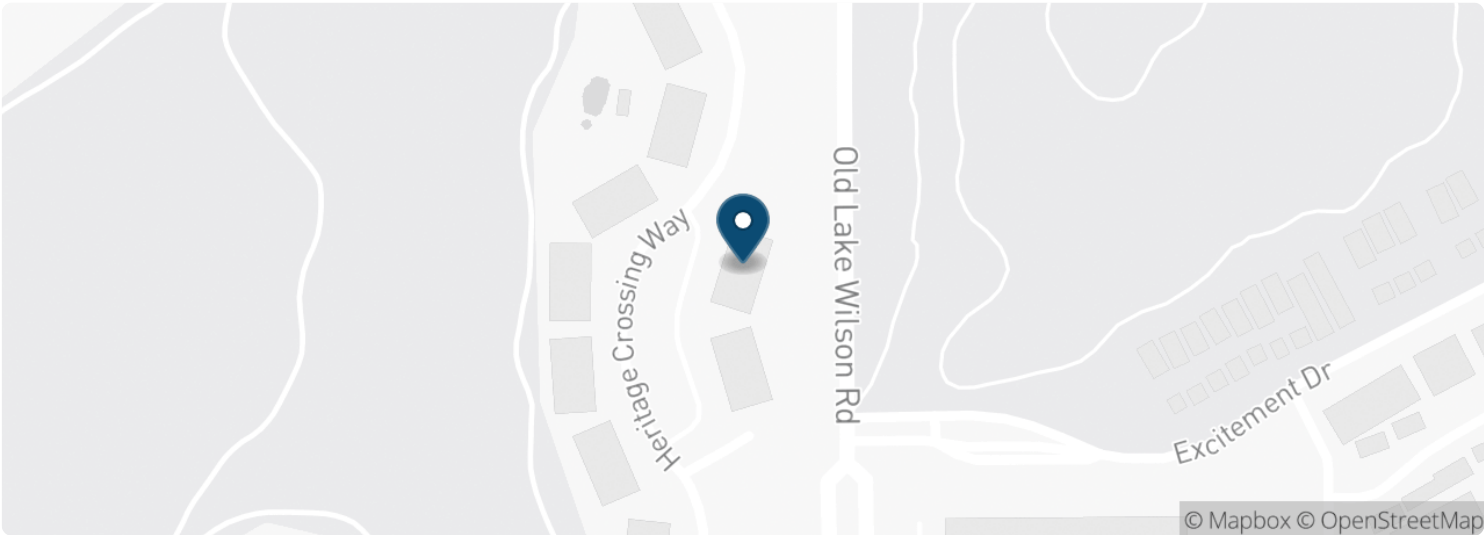
2,069

sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2005	\$184	89 days	Jul 11, 2026	\$630 Monthly	S5153534



Property overview

About this property

Welcome to 7636 Heritage Crossing Way, where you are not simply purchasing a vacation home, but investing in one of the highest producing townhomes in Reunion Resort. Meticulously maintained and operating at an exceptional level, this property has become a true revenue generating machine while remaining in pristine condition. Unlike many short term rentals, this home shows virtually no signs of wear, with immaculate flooring, furnishings, décor, and finishes that make it feel more like a luxury second home than an investment property. One of the property's greatest advantages is that it is completely self managed. All future bookings are transferable to the new owner, and the seller is offering, though not requiring, the opportunity for the buyer to become a co host. This allows immediate access to the seller's established Superhost status and the same booking platforms and systems that have consistently produced strong rental performance. Perfectly positioned within the main Reunion community, this corner location offers the best of both worlds. It is one of the closest townhomes to the HOA maintained resort pools while also being just a short walk to nearby shopping, restaurants, and everyday conveniences. As a townhome owner, you will enjoy reduced maintenance living, with the HOA handling exterior upkeep, landscaping, and major structural elements. At the same time, this property offers a rare feature, a private backyard garden oasis that is owned by you yet maintained by the HOA, allowing you to enjoy outdoor space without the burden of upkeep. For buyers wanting to experience the renowned Reunion lifestyle without the price tag of a multimillion dollar estate, this represents one of the best values in the community. The thoughtfully designed floor plan offers three spacious primary suites, including one conveniently located on the first floor. The entire first level is wheelchair accessible, allowing the home to accommodate a wider variety of owners and guests while increasing its rental appeal. The interior has received extensive updates throughout. Furnishings were replaced between 2021 and 2025, creating a fresh and welcoming atmosphere. One of the home's most memorable features is the antique piano displayed in the living room, creating a unique first impression that guests consistently love. Additional improvements include interior and exterior paint completed in 2025, a 2022 HVAC system, wood flooring installed throughout the home in 2021 with no carpet, a full size stacked washer and dryer installed in 2022, updated toilets and plumbing fixtures completed in 2024, and a brand new roof installed by the HOA in 2025. Reunion is widely recognized as one of Central Florida's premier luxury golf resort communities, offering championship golf courses, pickleball and tennis courts, an exciting water park, multiple restaurants, scenic walking areas, and 24 hour gated and roaming security. The location is equally impressive, just minutes from ChampionsGate, Walt Disney World, shopping, dining, major highways, Orlando attractions, and convenient access to Florida's beaches. Ownership flexibility is another advantage, as the community allows short term vacation rentals, long term rentals, or full time owner occupancy. Whether you are searching for a high performing investment, a vacation

Key features

LEVELS
Two
LOT
5,911 sqft
FACES
Northwest
VIEW
Garden, Trees/Woods
COMMUNITY
Gated · Clubhouse, Pool, Golf, Playground, Park
HOA COVERS
Pest Control, Maintenance Grounds, Internet, Trash, Cable TV, Insurance, Security, Maintenance Structure
PETS
Allowed

retreat, or a permanent residence, this home delivers an exceptional combination of proven income, outstanding condition, and resort style living.

Property gallery



Property gallery



Property & ownership details

Home

Property type	Townhouse	Year built	2005
Faces	Northwest	Rooms	8
Building stories	2	Living area	2,069 sqft
Total building area	2,069 sqft	Levels	Two
Bedrooms	3	Bathrooms	3
Full bathrooms	2	Half bathrooms	1
Cooling	Central Air	Heating	Central
Lot size	5,911 sqft	Construction materials	Block, Stucco, Concrete
Roof	Shingle		

Accommodation & amenities

Appliances	Disposal, Dryer, Gas Water Heater, Convection Oven, Refrigerator, Range Hood, Microwave, Range, Washer, Dishwasher		
Flooring	Hardwood	Laundry	Laundry Closet, Inside, Other
Exterior features	Lighting, Private Entrance	View	Garden, Trees/Woods
Window features	Blinds		
Accessibility	Accessible Central Living Area, Accessible Stairway, Accessible Doors, Accessible Bedroom, Accessible Common Area, Accessible Hallway(s), Accessible Kitchen Appliances, Accessible Electrical and Environmental Controls, Accessible Washer/Dryer, Central Living Area, Accessible Closets, Accessible Kitchen, Visitor Bathroom, Accessible Full Bath, Accessible Entrance		

Parking & access

Road surface	Asphalt	Common walls	End Unit
Security features	Fire Alarm, Smoke Detector(s), Security System Owned, Fire Sprinkler System, Gated Community, Security System		

Community & HOA

Primary association	Merari Santiago	Primary association fee	\$630
Primary fee frequency	Monthly	Land lease	No
Senior community	No		
Association amenities	Park, Recreation Facilities, Tennis Court(s), Clubhouse, Playground, Spa/Hot Tub, Fitness Center, Maintenance, Gated, Cable TV, Trail(s), Golf Course, Security, Pool		
Association fee includes	Pest Control, Maintenance Grounds, Internet, Trash, Cable TV, Insurance, Security, Maintenance Structure		
Community features	Clubhouse, Pool, Golf, Playground, Park, Tennis Court(s), Sidewalks, Restaurant	Pets allowed	Yes

Utilities & services

Utilities	Water Connected, Phone Available, Electricity Connected, Natural Gas Connected, Cable Connected, Sewer Connected		
-----------	--	--	--

Price & sale history

Date	Event	Price	Change
Jul 11, 2026	Listed for sale MLS #S5153534	\$380,000	—
Mar 24, 2022	Sold MLS #S5060809	\$320,000	—
Jan 3, 2022	Listed for sale MLS #S5060809	\$350,000	—

History may be incomplete.

Stellar MLS / IDX



The data relating to real estate displayed on this sell sheet comes in part from the Internet Data Exchange (IDX) Program of Stellar MLS. All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings may be subject to prior sale or removal from sale; availability should always be independently verified. Listing information is provided for consumers' personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law.

Stellar (MFR) data last updated at October 8, 2026 at 4:01 AM EDT