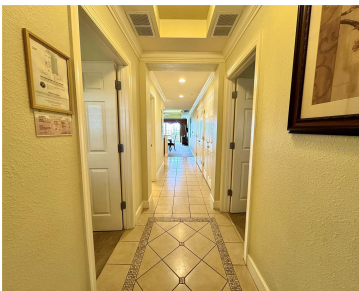


1350 CENTRE COURT RIDGE DRIVE REUNION FL 34747  
https://candiscarmichael.com



**\*\*Active Reunion Club Membership\*\*** Welcome to the community of Centre Court Ridge, located in the pristine golf community of Reunion Resort. Positioned on the top floor, this penthouse condo features no neighbors above it, and no neighbors to one side of you. Arguably one of the most sought after condo communities within Reunion, Centre Court [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 1590 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC  
**Status:** Active

**Office ID:** MFR805521714  
**MLS ID:** MFRS5120023



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5120023>

---

## Basics

**Unit Number:** 401

**Date added:** Added 14 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 4 floors

**Lot size, sq ft:** 8877 sq ft

**UnitNumber:** 401

**SubdivisionName:** CENTRE COURT RIDGE CONDO PH 1  
BLDG A

**ListAOR:** mfrmls

**Bathrooms Full:** 3

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1590 sq ft

**Year built:** 2006

**View:** Golf Course, Pool, Tennis Court

**ListOfficeName:** REAL BROKER, LLC

---

## Location Details

**Township:** 25

**Elementary School:** Celebration K-8

**High School:** Celebration High

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** Celebration K-8

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Covered, Rear Porch

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Double Pane Windows

**Utilities:** Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

**View:** Golf Course, Pool, Tennis Court

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Inside, Laundry Closet

**Parking Features:** Common

**Exterior Features:** Balcony, Sidewalk, Sliding Doors

**Security Features:** Fire Sprinkler System, Smoke Detector(s)

**Architectural Style:** Florida

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Landscaped, On Golf Course, Sidewalk, Paved

---

## Property Details

**Subdivision Name:** CENTRE COURT RIDGE CONDO PH 1 BLDG A

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 34-25-27-2902-0001-A070

**Direction Faces:** East

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

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

**Association Fee:** 740

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds, Pest Control

**Community Features:** Clubhouse, Dog Park, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

## Fees&Taxes

**Tax Year:** 2023

**Tax Other Annual Assessment Amount:** 1800

**Tax Lot:** NA

**Tax Annual Amount:** \$5,919

**Tax Legal Description:** CENTRE COURT RIDGE PH 1 A CONDO CB 9 PG 55-77 OR 3129/2558 UNIT A 7

## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Living Room     | 20x14      | First | 14     | 20    |
| Kitchen         | 10x9       | First | 9      | 10    |
| Primary Bedroom | 16x14      | First | 14     | 16    |
| Bedroom 2       | 13x13      | First | 13     | 13    |
| Bedroom 3       | 13x12      | First | 12     | 13    |

---

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Fire Sprinkler System, Smoke Detector(s)

**WindowFeatures:** Double Pane Windows

**Utilities:** Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Dog Park, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Balcony, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

---

## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Common

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Tenant

**Showing Requirements:** Call Before Showing, See Remarks, ShowingTime



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