

7600 SANDY RIDGE DRIVE REUNION FL 34747

<https://candiscarmichael.com>



REUNION MEMBERSHIP PROPERTY AND EASY TO SHOW- Luxury, Lifestyle and Legacy! Let's not forget Location! There are only a few Villas in Reunion that will provide you exclusive golf course views and be within steps of the 2 dedicated Villa Pools and water features. This is your second-floor updated villa property that you have waited [...]

- 3 beds
- 3 baths
- Residential
- Villa
- Active
- 1755 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRO6357826



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



Description

Virtual Tour: <https://view.rem-ix.com/order/89f940c0-775b-4576-64a2-08dda3901ed0>

Basics

Unit Number: 204

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 9690 sq ft

UnitNumber: 204

ListOfficeName: REAL BROKER, LLC

Bathrooms Full: 3

Category: Villa

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1755 sq ft

Year built: 2007

SubdivisionName: VILLAS AT REUNION SQUARE CONDO PH 9

ListAOR: mfrmls

Location Details

Township: 25S

Road Surface Type: Asphalt

Property Features

Interior Features: Coffered Ceiling(s), Crown Molding, Open Floorplan, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Laminate, Tile

Pets Allowed: Yes

Roof: Membrane

Water Source: Public

Cooling: Central Air

Appliances: Dishwasher, Disposal, Dryer, Refrigerator

Laundry Features: Laundry Closet

Exterior Features: Balcony, Sliding Doors, Storage

Utilities: Cable Available

Sewer: Public Sewer

Heating: Central



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Property Details

Subdivision Name: VILLAS AT REUNION SQUARE
CONDO PH 9

Parcel Number: 27-25-27-3087-000A-204N

Levels: One

Direction Faces: West

Foundation Details: Slab

Construction Materials: Stucco

Listing Terms: Cash, Conventional

Association Information

Association YN: Yes

Association Fee: 950

**Association Fee
Frequency:** Monthly

Community Features: Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$6,258

**Tax Other Annual Assessment
Amount:** 1878

Tax Legal Description: VILLAS AT REUNION SQUARE PH
9 A CONDO CB 12 PGS 9-12 OR 3543/746 BLDG A NORTH
UNIT 204

Tax Lot: X

Rooms



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Room type	Level
Primary Bedroom	First
Primary Bathroom	First
Bedroom 2	First
Bathroom 2	First
Bedroom 3	First
Bathroom 3	First
Kitchen	First
Living Room	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

Utilities: Cable Available

Amenities: Dishwasher, Disposal, Dryer, Refrigerator

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Sliding Doors, Storage

Features: Coffered Ceiling(s), Crown Molding, Open Floorplan, Thermostat, Walk-In Closet(s)



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Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Central

Roof: Membrane

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Supra Lock Box

Occupant Type: Vacant



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