

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	Bathrooms Full: 3
Date added: Added 4 hours ago	Category: Villa
Type: Residential	Bedrooms: 3 beds
Bathrooms: 3 baths	Half baths: 0 half baths
Floors: 1 floor	Area, sq ft: 1755 sq ft
Lot size, sq ft: 9690 sq ft	Year built: 2007
UnitNumber: 204	SubdivisionName: VILLAS AT REUNION SQUARE CONDO PH 9
ListOfficeName: REAL BROKER, LLC	ListAOR: mfrmls

Location Details

Township: 25S	Road Surface Type: Asphalt
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Property Features

Interior Features: Coffered Ceiling(s), Crown Molding, Open Floorplan, Thermostat, Walk-In Closet(s)	Appliances: Dishwasher, Disposal, Dryer, Refrigerator
Flooring: Carpet, Laminate, Tile	Laundry Features: Laundry Closet
Pets Allowed: Yes	Exterior Features: Balcony, Sliding Doors, Storage
Roof: Membrane	Utilities: Cable Available
Water Source: Public	Sewer: Public Sewer
Cooling: Central Air	Heating: Central



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Property Details

Subdivision Name: VILLAS AT REUNION SQUARE
CONDO PH 9

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

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

Direction Faces: West

Construction Materials: Stucco

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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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

New Construction YN: No

Exterior material: Stucco

Heating: Central

Roof: Membrane

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Supra Lock Box



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