

7602 SANDY RIDGE DR REUNION FL 34747

https://candiscarmichael.com



\$320,000



LOCATION, LOCATION, LOCATION! Motivated Sellers. Make sure you check out the Virtual Tour Links for amazing videos of this Condo! HUGE PRICE ADJUSTMENT! This beautifully updated, fully furnished 3-bedroom, 3-bath condo in Reunion Resort offers the perfect blend of convenience, comfort, and investment potential. Ideally situated just steps from one of the community's outstanding pools, [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 1630 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6402744



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



Description

Virtual Tour: <https://media.devoredesign.com/videos/019ddee0-7fc0-728d-b66f-83e7b2c3b424>

Basics

Unit Number: 103

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 4 floors

Lot size, sq ft: 9710 sq ft

UnitNumber: 103

SubdivisionName: VILLAS AT REUNION SQUARE P9 CONDO

ListAOR: mfrmls

Bathrooms Full: 3

Category: Condominium

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1630 sq ft

Year built: 2007

View: Pool

ListOfficeName: EXP REALTY LLC

Location Details

Township: 25

Road Responsibility: Public Maintained Road

Road Surface Type: Asphalt

Property Features



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Interior Features: Ceiling Fans(s), Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s)

Flooring: Ceramic Tile, Laminate

Patio And Porch Features: Covered, Rear Porch

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds, Drapes, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Recycled

View: Pool

Sewer: Public Sewer

Heating: Electric

Lot Features: Near Golf Course, On Golf Course, Paved

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

Laundry Features: Inside

Parking Features: Open

Exterior Features: Sidewalk

Security Features: Fire Sprinkler System, Gated Community

Architectural Style: Florida, Traditional

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: VILLAS AT REUNION SQUARE P9 CONDO **Parcel Number:** 27-25-27-3087-000B-103N

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Direction Faces: West

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Elevators, Fitness Center, Gated, Park, Playground, Pool, Security

Association Fee: 950

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Grounds, Pest Control, Security, Sewer, Trash, Water

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1878

Tax Lot: 103N

Tax Annual Amount: \$5,500

Tax Legal Description: VILLAS AT REUNION SQUARE PH 9 A CONDO CB 12 PGS 9-12 OR 3543/746 BLDG B NORTH UNIT 103

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	25x15	First	15	25
Kitchen	12x12	First	12	12
Primary Bedroom	15x15	First	15	15
Bedroom 2	16x12	First	12	16
Bedroom 3	16x12	First	12	16

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Fire Sprinkler System, Gated Community

WindowFeatures: Blinds, Drapes, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Recycled

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

ExteriorFeatures: Sidewalk

Features: Ceiling Fans(s), Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s)

Building Details

ArchitecturalStyle: Florida, Traditional

Heating: Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Open

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Lockbox - Other, ShowingTime



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