7602 SANDY RIDGE DRIVE REUNION FL 34747

https://candiscarmichael.com









POOLSIDE LIVING AT ITS BEST! This beautifully updated, fully furnished 3-bedroom, 3-bath condo sits in the highly sought-after Reunion Resort. It’s on the first floor, just steps from one of the community’s resort-style pools, so you’re close to the fun and still have your privacy. The condo is turnkey and ready to rent, with a […]

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

Courtesy of

Listing Office: EXP REALTY LLC

Office ID: MFR261010944

Status: Active

MLS ID: MFRO6457362

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc

THE STANDARD OF EXCELLENCE

Description

Virtual Tour:
https://media.devoredesign.com/videos/019f4c4f-f458-72d3-9688-39e8657a96f9?v=213

Basics

Unit Number: 102

Date added: Added 17 minutes ago

Type: Residential

Bathrooms: 3 baths

Floors: 4 floors

Lot size, sq ft: 9710 sq ft

UnitNumber: 102

SubdivisionName: VILLAS AT REUNION SQUARE CONDO PH 9

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: Golf Course, Pool

ListOfficeName: EXP REALTY LLC

Location Details

Township: 25S

Road Responsibility: Public Maintained Road

Road Surface Type: Asphalt

Property Features

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Interior Features: Living Room/Dining Room Combo, Stone Counters, Tray Ceiling(s), Window Treatments

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Flooring: Carpet, Ceramic Tile

Laundry Features: Inside

Patio And Porch Features: Covered, Rear Porch

Parking Features: Open

Pets Allowed: Yes

Exterior Features: Sidewalk

Roof: Shingle

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

Window Features: Drapes, Window Treatments

Architectural Style: Florida

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

Vegetation: Trees/Landscaped

View: Golf Course, Pool

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Electric

Furnished: Furnished

Lot Features: On Golf Course, Sidewalk, Street Dead-End, Paved

Property Details

Subdivision Name: VILLAS AT REUNION SQUARE CONDO PH 9

Parcel Number: 27-25-27-3087-000B-102N

Levels: One

Direction Faces: South

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional

Property Condition: Completed

Association Information

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Association YN: Yes

Association Fee: 985

Association Fee Frequency: Monthly

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

Association Amenities: Clubhouse, Fitness Center, Gated, Maintenance, Playground, Pool, Security, Spa/Hot Tub

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

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $5,500

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 B NORTH UNIT 102

Tax Lot: 102N

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

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Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

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

WindowFeatures: Drapes, Window Treatments

ExteriorFeatures: Sidewalk

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

Features: Living Room/Dining Room Combo, Stone Counters, Tray Ceiling(s), Window Treatments

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Building Details

ArchitecturalStyle: Florida

NewConstructionYN: No

Heating: Electric

Exterior material: Block, Stucco

Roof: Shingle

Parking: Open

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Other

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