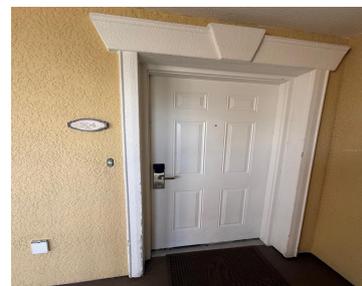


7610 SANDY RIDGE DRIVE REUNION FL 34747

<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 third-floor updated villa property that you have [...]

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



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRTB8478502



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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/TB8478502>

Basics

Unit Number: 304

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 4 floors

Lot size, sq ft: 9704 sq ft

UnitNumber: 304

SubdivisionName: VILLAS AT REUNION SQUARE CONDO
PH 8

ListAOR: mfrmls

Bathrooms Full: 3

Category: Villa

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1755 sq ft

Year built: 2007

View: Golf Course

ListOfficeName: REAL BROKER, LLC

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features



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

Flooring: Carpet, Tile, Vinyl

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

View: Golf Course

Sewer: Public Sewer

Heating: Electric

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

Laundry Features: Inside

Exterior Features: Balcony, Sliding Doors, Storage

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Partially

Property Details

Subdivision Name: VILLAS AT REUNION SQUARE CONDO PH 8 **Parcel Number:** 27-25-27-3086-000F-304N

Levels: One

Direction Faces: Northwest

Foundation Details: Slab

Construction Materials: Stucco

Association Information

Association YN: Yes

Association Fee: 895

Association Fee Frequency: Monthly

Community Features: Golf Carts OK, Golf, Playground, Pool, Restaurant, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,757

Tax Other Annual Assessment Amount: 1878

Tax Legal Description: VILLAS AT REUNION SQUARE PH 8 A CONDO CB 11 PG 190 OR 3527/796 BLDG F NORTH UNIT 304

Tax Lot: NA



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Rooms

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



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Golf Carts OK, Golf, Playground, Pool, Restaurant, Sidewalks

Utilities: Cable Connected, Electricity Connected, Sewer Connected, Water Connected

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

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)

Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: 24 Hour Notice

Occupant Type: Vacant



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