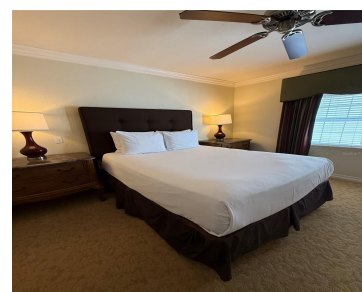
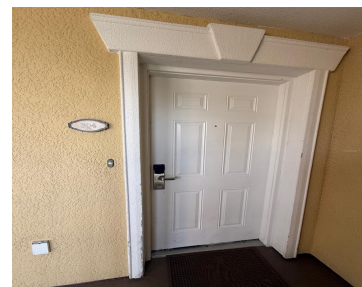


# 7610 SANDY RIDGE DRIVE REUNION FL 34747

<https://candiscarmichael.com>



Open to View Sunday afternoon June 7th – Sunday June 14th – 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 [...]

- 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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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8478502>

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## Basics

**Unit Number:** 304

**Date added:** Added 2 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

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## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

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## 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

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## Association Information

**Association YN:** Yes

**Association Fee:** 895

**Association Fee Frequency:** Monthly

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

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## 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

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## 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

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** 24 Hour Notice

**Occupant Type:** Vacant



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