

7740 SANDY RIDGE DRIVE REUNION FL 34747

https://candiscarmichael.com



\$430,000



****ACTIVE MEMBERSHIP **...Move in Ready**.. UPDATED PHOTOS COMING****Enjoy this brand new luxurious contemporary townhome as a full time resident, second home or short term rental. This spectacular 5 bedroom townhome has expansive views of the 15th hole of the Watson Golf Course at Reunion Resort. Relax on the massive lanai and watch the Disney fireworks [...]

- 5 beds
- 4 baths
- Residential
- Condominium
- Active
- 2630 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRO6429121



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



Basics

Unit Number: 241 BLDG 44

Date added: Added 1 hour ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 2560 sq ft

UnitNumber: 241 BLDG 44

SubdivisionName: SPECTRUM AT REUNION CONDO PH 9A & 9B

ListAOR: mfrmls

Bathrooms Full: 4

Category: Condominium

Bedrooms: 5 beds

Half baths: 0 half baths

Area, sq ft: 2630 sq ft

Year built: 2023

View: Golf Course

ListOfficeName: REAL BROKER, LLC

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features

Interior Features: Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, Smart Home, Stone Counters, Thermostat

Flooring: Carpet, Luxury Vinyl, Tile

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Membrane

View: Golf Course

Sewer: Public Sewer

Heating: Central

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

Laundry Features: Laundry Room

Exterior Features: Balcony, Lighting, Rain Gutters, Sliding Doors

Utilities: Public

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details



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THE STANDARD OF EXCELLENCE

Subdivision Name: SPECTRUM AT REUNION
CONDO PH 9A & 9B

Levels: Two

Foundation Details: Slab

Listing Terms: Cash

Parcel Number: 27-25-27-5745-009A-2410

Direction Faces: Northeast

Construction Materials: Frame, Wood Siding

Association Information

Association YN: Yes

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

Association Fee Frequency: Monthly

Community Features: Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

Fees&Taxes

Tax Year: 2026

Tax Other Annual Assessment Amount: 2824

Tax Lot: 241

Tax Annual Amount: \$10,909

Tax Legal Description: SPECTRUM AT REUNION
CONDO PH 9A OR 6440/637 UNIT 7740-241

Rooms

Room type	Level
Great Room	First
Primary Bedroom	First
Kitchen	First



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Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

Utilities: Public

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, Lighting, Rain Gutters, Sliding Doors

Features: Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, Smart Home, Stone Counters, Thermostat

Building Details

NewConstructionYN: No

Exterior material: Frame, Wood Siding

Heating: Central

Roof: Membrane

Miscellaneous

Ownership: Condominium

Showing Requirements: Appointment Only

Occupant Type: Vacant



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