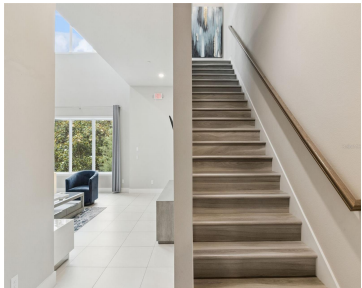
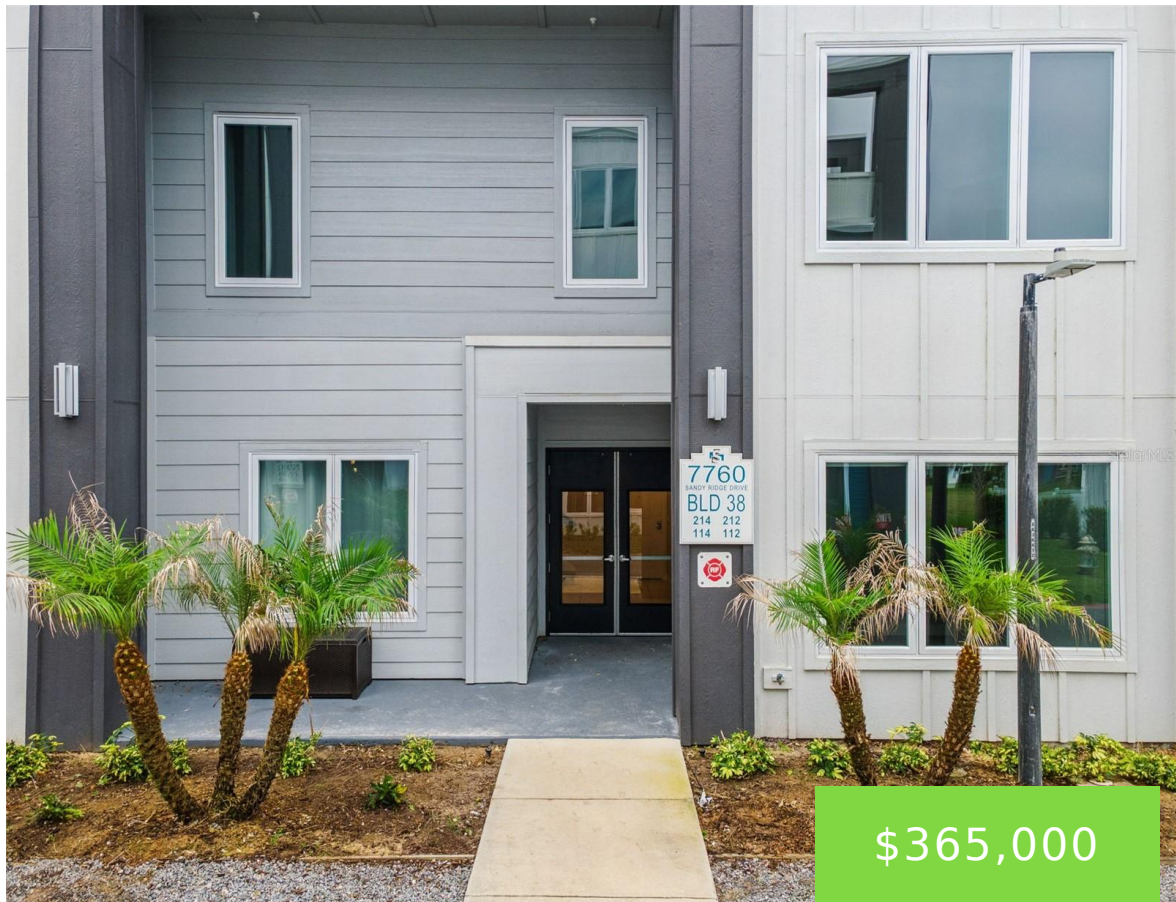


7760 SANDY RIDGE DRIVE REUNION FL 34747

https://candiscarmichael.com



Not a “Short Sale” just a fantastic value! You have been waiting for the right time to buy, Now is the time to obtain this EPIC like new contemporary “FULLY FURNISHED” townhome located at Reunion Resort (Great Value). This luxury residence can be used for primary residence, or long/short term rental. Wonderful amenities at your [...]

- 5 beds
- 5 baths
- Residential
- Townhouse
- Active
- 2630 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6406162



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6406162>

Basics

Unit Number: 214

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 5 beds

Half baths: 1 half bath

Area, sq ft: 2630 sq ft

Year built: 2023

SubdivisionName: SPECTRUM AT REUNION CONDO PH 12

ListAOR: mfrmls

Bathrooms Full: 4

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 5 baths

Floors: 2 floors

Lot size, sq ft: 2560 sq ft

UnitNumber: 214

ListOfficeName: EXP REALTY LLC

Location Details

Township: 1

Road Surface Type: Asphalt

Property Features

Interior Features: Ceiling Fans(s) **Appliances:** Dishwasher, Disposal, Dryer, Freezer

Flooring: Carpet, Laminate

Laundry Features: Laundry Closet

Pets Allowed: Dogs OK

Exterior Features: Balcony

Roof: Shingle

Utilities: Cable Connected

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Furnished



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: SPECTRUM AT REUNION
CONDO PH 12

Levels: One

Foundation Details: Slab

Parcel Number: 27-25-27-5748-0012-2140

Direction Faces: East

Construction Materials: Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Community Features: Clubhouse

Association Fee: 826

Association Fee Includes: Cable TV

Fees&Taxes

Tax Year: 2025

**Tax Other Annual Assessment
Amount:** 1800

Tax Lot: 3

Tax Annual Amount: \$10,898

Tax Legal Description: SPECTRUM AT REUNION
CONDO PH 12 OR 6490/665 UNIT 7760-214

Rooms



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Room type	Dimensions	Length	Width
Kitchen	15x16	16	15
Family Room	22x19	19	22
Primary Bedroom	22x23	23	22
Living Room	15x16	16	15

Amenities & Features

Waterfront available: No
AttachedGarageYN: No
PoolPrivateYN: No
CommunityFeatures: Clubhouse
Utilities: Cable Connected
Amenities: Dishwasher, Disposal, Dryer, Freezer

GarageYN: No
FireplaceYN: No
Cooling: Central Air
ExteriorFeatures: Balcony
Features: Ceiling Fans(s)

Building Details

NewConstructionYN: No
Exterior material: Stucco

Heating: Central
Roof: Shingle

Miscellaneous

Ownership: Fee Simple
Showing Requirements: Call Listing Agent

Occupant Type: Owner