



A must see to fully appreciate why this 1 bedroom, 1.5 bathroom + den was the first floor plan to sell out during pre-construction. The Opal offers 1,550 square feet of interior space, and #1106 includes over \$69,000 in thoughtful upgrades, setting it apart as one of the most upgraded units in the building. It [...]

- 1 bed
- 2 baths
- Residential
- Condominium
- Active
- 1550 sq ft



Courtesy of

**Listing Office:** COMPASS FLORIDA LLC  
**Status:** Active

**Office ID:** MFR260033445  
**MLS ID:** MFRTB8464578



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8464578>

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## Basics

**Unit Number:** 1106

**Bathrooms Half:** 1

**Category:** Condominium

**Bedrooms:** 1 bed

**Half baths:** 1 half bath

**Area, sq ft:** 1550 sq ft

**Year built:** 2024

**SubdivisionName:** REFLECTION CONDO

**GarageSpaces:** 2

**Bathrooms Full:** 1

**Date added:** Added 1 week ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 38000 sq ft

**UnitNumber:** 1106

**ListOfficeName:** COMPASS FLORIDA LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 31

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Dog Run, Lighting, Outdoor Grill, Sauna, Sidewalk, Sliding Doors, Storage

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

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit

**Roof:** Membrane

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** REFLECTION CONDO

**Levels:** One

**Foundation Details:** Pillar/Post/Pier

**Listing Terms:** Cash, Conventional

**Parcel Number:** 19-31-17-74065-000-1106

**Direction Faces:** South

**Construction Materials:** Block, Concrete

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## Association Information

**Association YN:** Yes

**Association Fee Includes:** Pool, Escrow Reserves Fund, Insurance, Internet, Management, Security, Sewer, Trash, Water

**Association Fee Frequency:** Monthly

**Community Features:** Buyer Approval Required, Community Mailbox, Fitness Center, Golf Carts OK, Pool, Sidewalks, Wheelchair Access, Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** REFLECTION CONDO UNIT 1106

**Tax Annual Amount:** \$542

**Tax Lot:** 1106



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# Rooms

Room type	Dimensions	Level	Length	Width
Living Room	19x12	First	12	19
Dining Room	19x9	First	9	19
Kitchen	19x12	First	12	19
Primary Bedroom	15x15	First	15	15
Primary Bathroom	11x22	First	22	11
Den	13x10	First	10	13
Bathroom 2	4x11	First	11	4
Office	6x7	First	7	6

# Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Community Mailbox, Fitness Center, Golf Carts OK, Pool, Sidewalks, Wheelchair Access, Street Lights

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

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony, Dog Run, Lighting, Outdoor Grill, Sauna, Sidewalk, Sliding Doors, Storage

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete

**Heating:** Central, Electric

**Roof:** Membrane

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## Miscellaneous

**Ownership:** Condominium

**Showing Requirements:** Appointment Only

**Occupant Type:** Owner



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