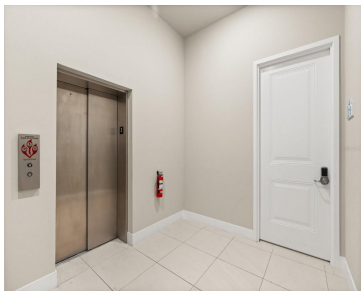


7770 SANDY RIDGE DRIVE KISSIMMEE FL 34747

<https://candiscarmichael.com>



\$439,000



****ACTIVE MEMBERSHIP **...Move in Ready**WITH ELEVATOR**..** Enjoy this brand new luxurious contemporary townhome as a full time resident, second home or short term rental. This unit has an Elevator to your private penthouse suite. Please note that all buildings do NOT have Elevators. This spectacular 5 bedroom townhome has expansive views of the multi million [...]

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



Courtesy of

Listing Office: REAL BROKER, LLC

Status: Active

Office ID: MFR805521714

MLS ID: MFRO6403854



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6403854>

Basics

Unit Number: 218 BLDG 28 With Elevator

Bathrooms Half: 1

Category: Condominium

Bedrooms: 5 beds

Half baths: 1 half bath

Area, sq ft: 2630 sq ft

Year built: 2023

View: Park/Greenbelt

ListOfficeName: REAL BROKER, LLC

Bathrooms Full: 4

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 5 baths

Floors: 2 floors

Lot size, sq ft: 0 sq ft

UnitNumber: 218 BLDG 28 With Elevator

SubdivisionName: SPECTRUM AT REUNION

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Asphalt

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Elevator, High Ceilings

Flooring: Carpet, Ceramic Tile

Pets Allowed: Yes

Roof: Other

View: Park/Greenbelt

Sewer: Public Sewer

Heating: Electric

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

Laundry Features: Inside

Exterior Features: Balcony

Utilities: Cable Available, Cable Connected, Electricity Connected

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: SPECTRUM AT REUNION

Levels: Two

New Construction YN: Yes

Construction Materials: Cement Siding, Concrete

Property Condition: Completed

Parcel Number: 27-25-27-5740-004B-2180

Direction Faces: North

Foundation Details: Slab

Listing Terms: Cash, Conventional

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 930

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Maintenance Structure, Maintenance Grounds

Community Features: Clubhouse, Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks

Fees&Taxes



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Tax Year: 2025

Tax Other Annual Assessment Amount: 2824

Tax Lot: 28

Tax Annual Amount: \$10,818

Tax Legal Description: SPECTRUM AT REUNION CONDO PH 4B OR 6294/2901 UNIT 7770-218

Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Bedroom 2	First
Bedroom 3	First
Bedroom 4	Second
Bedroom 5	Second
Living Room	First

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Deed Restrictions, Fitness Center, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks

Utilities: Cable Available, Cable Connected, Electricity Connected

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony

Features: Elevator, High Ceilings

Building Details

NewConstructionYN: Yes

Exterior material: Cement Siding, Concrete

Heating: Electric

Roof: Other

Miscellaneous

Ownership: Condominium

Showing Requirements: Combination Lock Box

Occupant Type: Vacant



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE