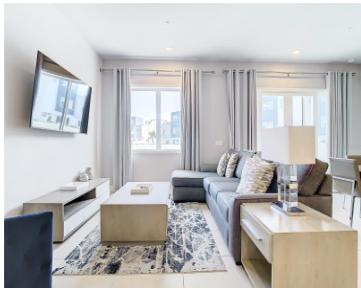


7770 SANDY RIDGE DRIVE KISSIMMEE FL 34747

https://candiscarmichael.com



****LUXURY RESORT LIVING AT SPECTRUM AT REUNION!**** Offered fully furnished and turnkey, this exceptional ****3-bedroom, 3-bathroom modern residence**** delivers the ultimate Central Florida resort lifestyle just minutes from ****Walt Disney World**** and Orlando’s world-famous attractions. ****SELLER INCENTIVE:**** *Seller is offering a substantial contribution toward Gold Membership, potentially covering most or all of the applicable cost, [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 1500 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC
Status: Active

Office ID: MFR261016803
MLS ID: MFRO6439345



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6439345>

Basics

Unit Number: 139	Bathrooms Full: 3
Date added: Added 10 hours ago	Category: Condominium
Type: Residential	Bedrooms: 3 beds
Bathrooms: 3 baths	Half baths: 0 half baths
Floors: 1 floor	Area, sq ft: 1500 sq ft
Lot size, sq ft: 2560 sq ft	Year built: 2023
UnitNumber: 139	SubdivisionName: SPECTRUM AT REUNION CONDO PH 9A & 9B
ListOfficeName: LPT REALTY, LLC	ListAOR: mfrmls

Location Details

Township: 25	Road Surface Type: Asphalt
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Property Features



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Interior Features: Ceiling Fans(s)

Flooring: Ceramic Tile, Wood

Patio And Porch Features: Enclosed, Patio

Pets Allowed: Breed Restrictions

Fencing: Vinyl

Utilities: BB/HS Internet Available, Cable Connected, Electricity Available, Natural Gas Available

Sewer: Public Sewer

Heating: Central

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

Laundry Features: Inside

Parking Features: Common

Exterior Features: Dog Run, Other, Playground, Tennis Court(s)

Roof: Other

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Property Details

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

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 27-25-27-5745-009B-1390

Direction Faces: Southeast

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 813

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

Community Features: Association Recreation - Owned, Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Playground, Pool, Restaurant, Tennis Court(s), Street Lights

Fees&Taxes



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Rooms

Room type	Level
Primary Bedroom	First
Living Room	First
Kitchen	First
Primary Bathroom	First
Bedroom 1	First
Bedroom 2	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Playground, Pool, Restaurant, Tennis Court(s), Street Lights

Utilities: BB/HS Internet Available, Cable Connected, Electricity Available, Natural Gas Available

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Dog Run, Other, Playground, Tennis Court(s)

Features: Ceiling Fans(s)

Building Details

NewConstructionYN: No

Exterior material: Block

Parking: Common

Heating: Central

Roof: Other

Miscellaneous

Ownership: Condominium

Occupant Type: Tenant

Other Equipment: Playground

Showing Requirements: Appointment Only, Call Listing Agent



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