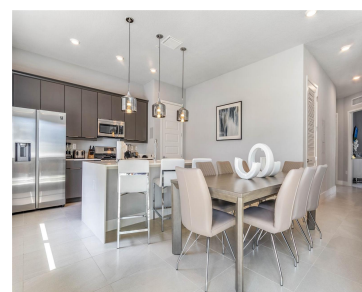


7770 SANDY RIDGE DRIVE REUNION FL 34747

<https://candiscarmichael.com>



\$290,000



Experience the pinnacle of contemporary luxury living with this stunning and modern condo nestled within the highly coveted Spectrum+ at Reunion Resort. Situated in the heart of a premier golf destination, this exceptional residence offers unparalleled elegance and convenience, mere minutes away from the enchantment of Walt Disney World. Step inside and be captivated by [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 1491 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRO6382862



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6382862>

Basics

Unit Number: 112

Bathrooms Half: 1

Category: Condominium

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1491 sq ft

Year built: 2021

SubdivisionName: SPECTRUM AT REUNION CONDO PH 3A & 3B

ListAOR: mfrmls

Bathrooms Full: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 2560 sq ft

UnitNumber: 112

ListOfficeName: LPT REALTY, LLC

Location Details

Township: 25S

Road Surface Type: Concrete, Paved

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Shingle

Water Source: Public

Cooling: Central Air, Humidity Control

Furnished: Furnished

Appliances: Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer

Laundry Features: Laundry Closet

Exterior Features: Sidewalk, Sliding Doors

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Public, Sewer Available, Sewer Connected, Water Available, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: SPECTRUM AT REUNION CONDO PH 3A & 3B

Levels: One

Foundation Details: Slab

Parcel Number: 27-25-27-5739-003B-1120

Direction Faces: Northeast

Construction Materials: Vinyl Siding

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Basketball Court, Cable TV, Clubhouse, Elevator(s), Fitness Center, Gated, Playground, Pool, Spa/Hot Tub, Tennis Court(s)

Association Fee: 585

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Internet, Pest Control, Trash, Water

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

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$8,381

Tax Other Annual Assessment Amount: 2534

Tax Legal Description: SPECTRUM AT REUNION
CONDO PH 3B OR 5878/2413 UNIT 7770-112

Tax Lot: 1120

Rooms

Room type	Level
Living Room	First
Kitchen	First
Dining Room	First
Primary Bedroom	First
Bedroom 2	First
Bathroom 3	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

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

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Public, Sewer Available, Sewer Connected, Water Available, Water Connected

Amenities: Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air, Humidity Control

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Vinyl Siding

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Condominium

Showing Requirements: ShowingTime

Occupant Type: Vacant



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