

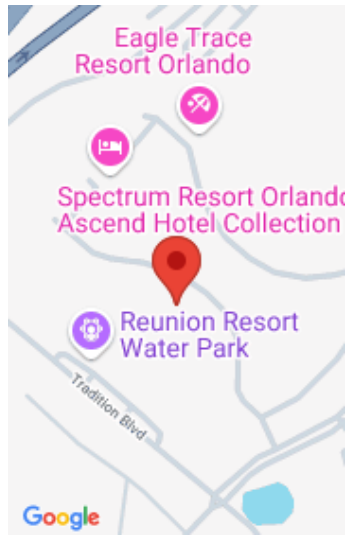
7770 SANDY RIDGE DRIVE REUNION FL 34747

<https://candiscarmichael.com>



Motivated Seller, New lower price Stunning modern condo in Spectrum at Reunion Resort, minutes from Walt Disney World. Fully furnished and equipped for immediate enjoyment, ideal for primary residence or investment with on-site management. Features 3 bedrooms, 2.5 baths, and a spacious open floor plan with modern finishes. The large kitchen boasts stainless steel Samsung [...]

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



Call us now

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



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRL4945948

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/L4945948>

Basics

Unit Number: 115

Bathrooms Half: 1

Category: Condominium

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1491 sq ft

Year built: 2021

View: Pool

ListOfficeName: DALTON WADE INC

Bathrooms Full: 2

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 2556 sq ft

UnitNumber: 115

SubdivisionName: SPECTRUM AT REUNION

ListAOR: mfrmls

Location Details

Township: 25S

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: Ceiling Fans(s), High Ceilings, Window Treatments

Flooring: Carpet, Ceramic Tile

Parking Features: Common

Exterior Features: Sidewalk, Sliding Doors

Roof: Membrane

Window Features: Blinds

View: Pool

Sewer: Public Sewer

Heating: Central, Electric

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

Laundry Features: Laundry Closet

Pets Allowed: Yes

Fencing: Vinyl

Security Features: Gated Community, Security Gate

Utilities: BB/HS Internet Available, Electricity Connected

Water Source: None

Cooling: Central Air

Furnished: Furnished

Property Details

Subdivision Name: SPECTRUM AT REUNION

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 27-25-27-5739-003B-1150

Direction Faces: Southwest

Construction Materials: HardiPlank Type, Stucco, Wood Frame

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 583

Association Fee Includes: Guard - 24 Hour, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Pest Control, Pool, Recreational Facilities, Sewer, Trash, Water

Community Features: Clubhouse, Fitness Center, Gated Community - Guard, Golf, Playground, Pool, Sidewalks

Fees&Taxes



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Tax Year: 2023

Tax Annual Amount: \$7,353

Tax Other Annual Assessment Amount: 2534

Tax Legal Description: SPECTRUM AT REUNION CONDO PH 3B OR 5878/2413 UNIT 7770-115

Rooms

Room type	Level
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Bathroom 1	First
Bathroom 2	First
Bathroom 3	First
Living Room	First
Dining Room	First
Kitchen	First
Laundry	First

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Gated Community, Security Gate

WindowFeatures: Blinds

Utilities: BB/HS Internet Available, Electricity Connected

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Fitness Center, Gated Community - Guard, Golf, Playground, Pool, Sidewalks

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Window Treatments

Building Details

NewConstructionYN: No

Exterior material: HardiPlank Type, Stucco, Wood Frame

Parking: Common

Heating: Central, Electric

Roof: Membrane

Miscellaneous

Ownership: Condominium **Disclosures:** Condominium Disclosure Available, HOA/PUD/Condo Disclosure, Seller Property Disclosure

Occupant Type: Vacant **Showing Requirements:** 24 Hour Notice



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE