

7770 SANDY RIDGE DRIVE REUNION FL 34747

https://candiscarmichael.com



**\*Reunion Club Membership Available\*** Welcome to Spectrum Resort! Nestled within the renowned Reunion Resort this 3 bed 3 bath FULLY FURNISHED condo would make the ideal short term rental investment property, a cozy second home, or a modern and contemporary primary residence. As you enter this condo you will immediately notice that the large windows [...]

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



Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRS5141209



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/S5141209>

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## Basics

**Unit Number:** 144

**Date added:** Added 5 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 3 floors

**Lot size, sq ft:** 2559 sq ft

**UnitNumber:** 144

**ListOfficeName:** REAL BROKER, LLC

**Bathrooms Full:** 3

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1500 sq ft

**Year built:** 2023

**SubdivisionName:** SPECTRUM AT REUNION CONDO PH 11

**ListAOR:** mfrmls

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## Location Details

**Township:** 25

**Elementary School:** Celebration K-8

**High School:** Celebration High

**Road Surface Type:** Asphalt, Paved

**Middle Or Junior School:** Celebration K-8

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## Property Features



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**Interior Features:** Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Thermostat

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Rear Porch

**Exterior Features:** Courtyard, Sidewalk, Sliding Doors

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Inside, Laundry Closet

**Pets Allowed:** Yes

**Roof:** Other

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

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## Property Details

**Subdivision Name:** SPECTRUM AT REUNION CONDO PH 11

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 27-25-27-5747-0011-1440

**Direction Faces:** Northwest

**Construction Materials:** Frame

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Clubhouse, Fitness Center, Gated, Golf Course, Playground, Pool

**Association Fee:** 813

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

**Community Features:** Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 2825

**Tax Lot:** 1440

**Tax Annual Amount:** \$8,526

**Tax Legal Description:** SPECTRUM AT REUNION  
CONDO PH 11 OR 6495/383 UNIT 7770-144

## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Living Room     | 17x22      | First | 22     | 17    |
| Kitchen         | 9x11       | First | 11     | 9     |
| Primary Bedroom | 14x15      | First | 15     | 14    |
| Bedroom 2       | 14x12      | First | 12     | 14    |
| Bedroom 3       | 11x12      | First | 12     | 11    |

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Courtyard, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Thermostat

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame

**Heating:** Central

**Roof:** Other

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Call Before Showing, Call Listing Agent



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