

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

Office ID: MFR805521714

Status: Active

MLS ID: MFRS5141209



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

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

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

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

ListOfficeName: REAL BROKER, LLC **ListAOR:** mfrmls

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

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

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

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

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$8,526

Tax Other Annual Assessment Amount: 2825

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

Tax Lot: 1440

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



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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

Building Details

NewConstructionYN: No

Exterior material: Frame

Heating: Central

Roof: Other

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Call Before Showing, Call Listing Agent



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