

7770 SANDY RIDGE DRIVE REUNION FL 34747

<https://candiscarmichael.com>



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: MFRO6280145



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6280145>

Basics

Unit Number: 110

Bathrooms Half: 1

Category: Condominium

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1491 sq ft

Year built: 2020

SubdivisionName: SPECTRUM AT REUNION CONDO PH 1A
THRU 1D

ListAOR: mfrmls

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 2560 sq ft

UnitNumber: 110

ListOfficeName: LPT REALTY, LLC

Location Details

Township: 25S

Road Surface Type: Concrete

Property Features



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Interior Features: Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, 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, Refrigerator, Washer

Laundry Features: Laundry Room

Exterior Features: Lighting, Sidewalk, Sliding Doors

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

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: SPECTRUM AT REUNION CONDO PH 1A THRU 1D

Levels: Multi/Split

Foundation Details: Slab

Parcel Number: 27-25-27-5737-001D-1100

Direction Faces: North

Construction Materials: Other, Vinyl Siding

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 585

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

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

Fees&Taxes



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Tax Year: 2023

Tax Annual Amount: \$7,306

Tax Other Annual Assessment Amount: 2534

Tax Legal Description: SPECTRUM AT REUNION
CONDO PH 1D OR 5776/1063 UNIT 7770-110

Tax Lot: 1100

Rooms

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

Amenities & Features



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Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

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

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

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

GarageYN: No

FireplaceYN: No

Cooling: Central Air, Humidity Control

ExteriorFeatures: Lighting, Sidewalk, Sliding Doors

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

Building Details

NewConstructionYN: No

Exterior material: Other, Vinyl Siding

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Condominium

Showing Requirements: See Remarks, ShowingTime

Occupant Type: Vacant



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