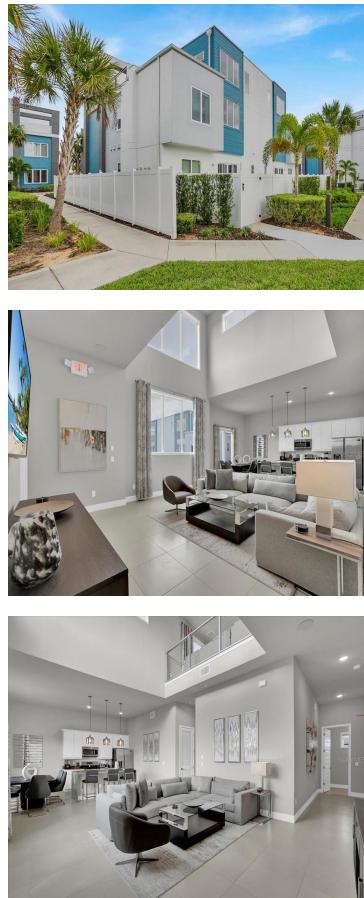
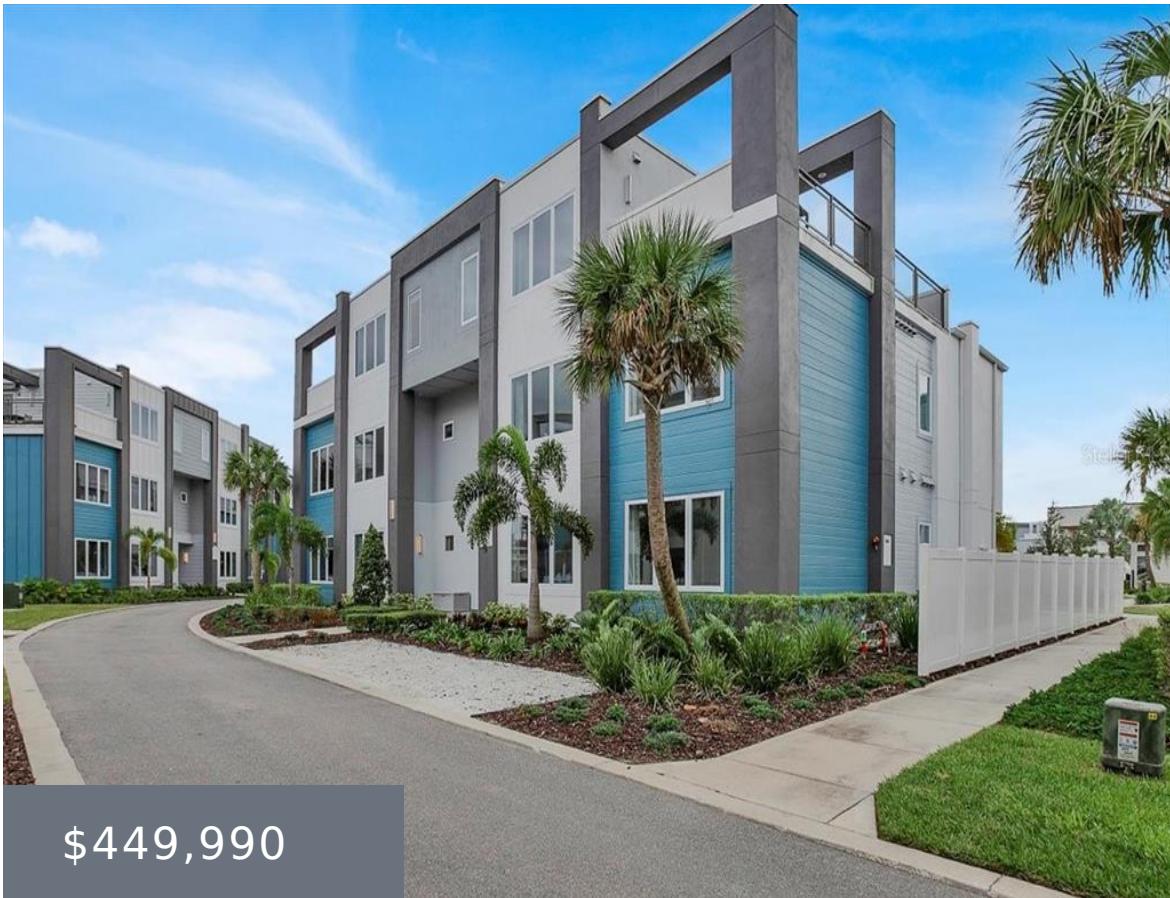


# 7740 SANDY RIDGE DR #206

<https://theteamjimenez.com>



SELLER MOTOVIATED / HUGE PRICE IMPROVEMENT / PRIME PARKING WITH ACTIVE MEMBERSHIP / POOL VIEW / ELEVATOR / ROOF TOP PATIO JUST FULLY UPDATED AND FRESH PAINT INSIDE!! Welcome to Spectrum+ at Reunion!! Experience luxury and modern elegance in this fully furnished 4-bedroom, 3.5-bath condo, featuring breathtaking community pool views, the convenience of a building [...]

- 4 beds
- 4 baths
- Residential
- Condominium, Townhouse
- Active
- 2674 sq ft



## Basics



### Call us now

Phone: (914) 230-2513

Email: [ashley@larosainternacional.com](mailto:ashley@larosainternacional.com)

Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

**Category:** Condominium, Townhouse

**Status:** Active

**Bathrooms:** 4 baths

**Total rooms:** 11

**Lot size:** 2554 sq ft

**ListOfficeName:** CHARLES RUTENBERG REALTY  
ORLANDO

**Zoning:** RESI

**Minimun Lease:** 1-7 Days

**Flood Zone Code:** X

**Listing Contract Date:** 2025-02-07

**AdditionalRooms:** Inside Utility, Storage Rooms

**PhotosCount:** 67

**List Agent MLS ID:** 261211427

**Type:** Residential

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area:** 2674 sq ft

**Year built:** 2021

**Parcel Number:** 2725275738002A2060

**Bathrooms Full:** 3

**UnitNumber:** 206

**Flood Zone Date:** 2013-06-18

**OccupantType:** Vacant

**AssociationYN:** 1

**LotSizeAcres:** 0.06

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## Rooms



### Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

Room type	Dimensions	Level	Length	Width
Great Room	24x16	First	16	24
Kitchen	10x11	First	11	10
Primary Bedroom	14x15	First	15	14
Bedroom 2	11x11	First	11	11
Bedroom 3	11x11	First	11	11
Bedroom 4	13x13	Second	13	13
Loft	13x17	Second	17	13
Game Room	11x15	Second	15	11
Primary Bathroom		First		
Bathroom 2		First		
Bathroom 3		Second		

## Building Details



### Call us now

Phone: (914) 230-2513

Email: ashley@larosainternacional.com

Address: 1420 Celebration Blvd. Suite 104, Celebration, FL 34747

**Other Structures:** Storage  
**Building Area Total:** 2674 sq ft  
**Levels:** Two  
**NewConstructionYN:** No  
**Roof:** Built-up

**Sewer:** Public Sewer  
**Foundation Details:** Slab  
**ArchitecturalStyle:** Contemporary  
**Exterior material:** Stucco, Wood Frame  
**Parking:** Golf Cart Parking, Guest, Open

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## Amenities & Features

**Features:** Ceiling Fan(s), Eating Space In Kitchen, Elevator, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

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

**ExteriorFeatures:** Awning(s), Lighting, Sidewalk, Sliding Doors, Storage

**Patio & Porch Features:** Patio

**GarageYN:** No

**Cooling:** Central Air

**Heating:** Electric

**CoolingYN:** Yes

**FireplaceYN:** No

**Amenities:** Dishwasher, Dryer, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

**WindowFeatures:** Double Pane Windows, Drapes, Window Treatments

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Waterfront available:** No

**AttachedGarageYN:** No

**Flooring:** Carpet, Engineered Hardwood

**Laundry Features:** Inside, Laundry Closet

**PoolPrivateYN:** No

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## Fees and Taxes

**Association Fee Frequency:** Monthly

**Total Annual Fees:** \$9,912

**CDDYN:** -81.59503008, 28.27632408, 1

**Total Monthly Fees:** \$826



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