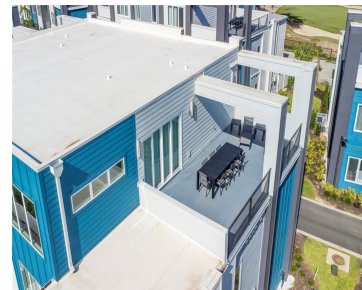


# 7740 SANDY RIDGE DR #218

<https://theteamjimenez.com>



SELLER IS OFFERING \$6000 CREDIT TOWARDS BUYERS CLOSING COST.  
Welcome to your dream investment property at Spectrum+ in Reunion, Florida, just moments away from the enchanting Walt Disney World. This luxurious 5-bedroom, 3.5-bathroom unit boasts a contemporary design, featuring modern finishings and a spacious layout. Property is convenient located on building 4 of Spectrum, meaning [...]

- 5 beds
- 4 baths
- Residential
- Condominium
- Active
- 2630 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

**Status:** Active

**Bathrooms:** 4 baths

**Total rooms:** 8

**Lot size:** 2559 sq ft

**ListOfficeName:** LA ROSA REALTY LLC

**Zoning:** X

**Minimun Lease:** 1-7 Days

**Flood Zone Code:** X

**Listing Contract Date:** 2024-10-29

**AssociationYN:** 1

**LotSizeAcres:** 0.06

**Type:** Residential

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Area:** 2630 sq ft

**Year built:** 2022

**Parcel Number:** 2725275740004A2180

**Bathrooms Full:** 3

**UnitNumber:** 218

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

**OccupantType:** Vacant

**PhotosCount:** 81

**List Agent MLS ID:** 261222281

---

## Rooms



### Call us now

Phone: (914) 230-2513

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

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

Room type	Dimensions	Level
Bedroom 1	10x12	First
Bedroom 2	10x12	First
Bedroom 3	10x12	First
Bedroom 4		Second
Living Room		First
Primary Bedroom		Second
Kitchen		First
Primary Bathroom		Second

---

## Building Details

**Sewer:** Public Sewer

**Foundation Details:** Block

**NewConstructionYN:** No

**Roof:** Shingle

**Building Area Total:** 2620 sq ft

**Levels:** Two

**Exterior material:** Block, Concrete

---

## Amenities & Features



### Call us now

Phone: (914) 230-2513

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

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

**Features:** Elevator, High Ceilings

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

**CommunityFeatures:** Gated Community - Guard, Pool

**ExteriorFeatures:** Other

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Waterfront available:** No

**GarageYN:** No

**AttachedGarageYN:** No

**Cooling:** Central Air

**Flooring:** Carpet, Ceramic Tile

**Heating:** Electric, Natural Gas

**Laundry Features:** Laundry Room

**CoolingYN:** Yes

**PoolPrivateYN:** No

**FireplaceYN:** No

---

## Fees and Taxes

**Association Fee Frequency:** Monthly

**CDDYN:** -81.59444, 28.27588, 1

**Total Annual Fees:** \$9,156

**Total Monthly Fees:** \$763



### Call us now

Phone: (914) 230-2513

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

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