



\$518,900

**7740 SANDY RIDGE DRIVE UNIT 206,  
KISSIMMEE, FL, US, 34747**

<https://livefabuloso.com>

SELLER MOTIVATED / PRICE REDUCTION AND NEW FRESH  
PAINTED INSIDE / ELEVATOR/ POOL VIEW / PRIME PARKING WITH  
AN ACTIVE [...]

- 4 beds
- 3 baths
- Residential
- Condominium
- Active
- 2674 sq ft



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## Basics

**Status:** Active

**Date added:** Added 5 months ago

**MlsStatus:** Active

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## Interior



**Bedrooms:** 4 beds

**BathroomsHalf:** 1

**Heating:** Electric

**Appliances:** Dishwasher, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

**Area:** 2674 sq ft

**FireplaceYN:** false

**Furnished:** Furnished

**Bathrooms:** 3 baths

**Rooms Total:** 11

**Cooling:** Central Air

**Flooring:** Carpet, Engineered Hardwood

**Interior Features:** Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Walk-In Closet(s), Window Treatments

**Pets Allowed:** Yes

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## Exterior & Property Details

**ParkingFeatures:** Golf Cart Parking, Guest, Open

**Exterior Features:** Awning(s), Lighting, Sliding Doors, Storage

**PoolPrivateYN:** false

**Has Waterfront:** false

**Lot Size (SqFt):** 2554

**Flood Zone Code:** X

**Has Garage:** false

**Has Pool:** false

**View:** Pool

**Lot Size (Acres):** 0.06 acres

**Zoning:** RESI

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## Construction

**Type:** Residential

**Year built:** 2021

**ExteriorConstruction:** Stucco, Wood Frame

**Property Condition:** Completed

**Direction Faces:** East

**Category:** Condominium

**Foundation:** Slab

**Roof:** Built-up

**NewConstructionYN:** false

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## Utilities & Green Energy



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

**WaterSource:** Public

**Sewer:** Public Sewer

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## Community & HOA

**Community:** SPECTRUM/REUNION

**SecurityFeatures:** Fire Sprinkler System, Gated Community, Smoke Detector(s)

**AssociationYN:** true

**AssociationName:** Artemis Lifestyle Cheri Martinez

**AssociationFee:** 714

**AssociationFeeFrequency:** Monthly

**AssociationAmenities:** Basketball Court, Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Playground, Pool, Security, Tennis Court(s)

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## Financial & Listing Details

**List Office Name:** CHARLES RUTENBERG REALTY ORLANDO

**STELLAR\_CalculatedListPriceByCalculatedSqFt:** 194.05

**TaxAnnualAmount:** 9665

**OnMarketDate:** 2025-02-08

