



7740 Sandy Ridge Drive Unit 131

\$279,900

Condominium · Reunion, FL 34747

3
beds

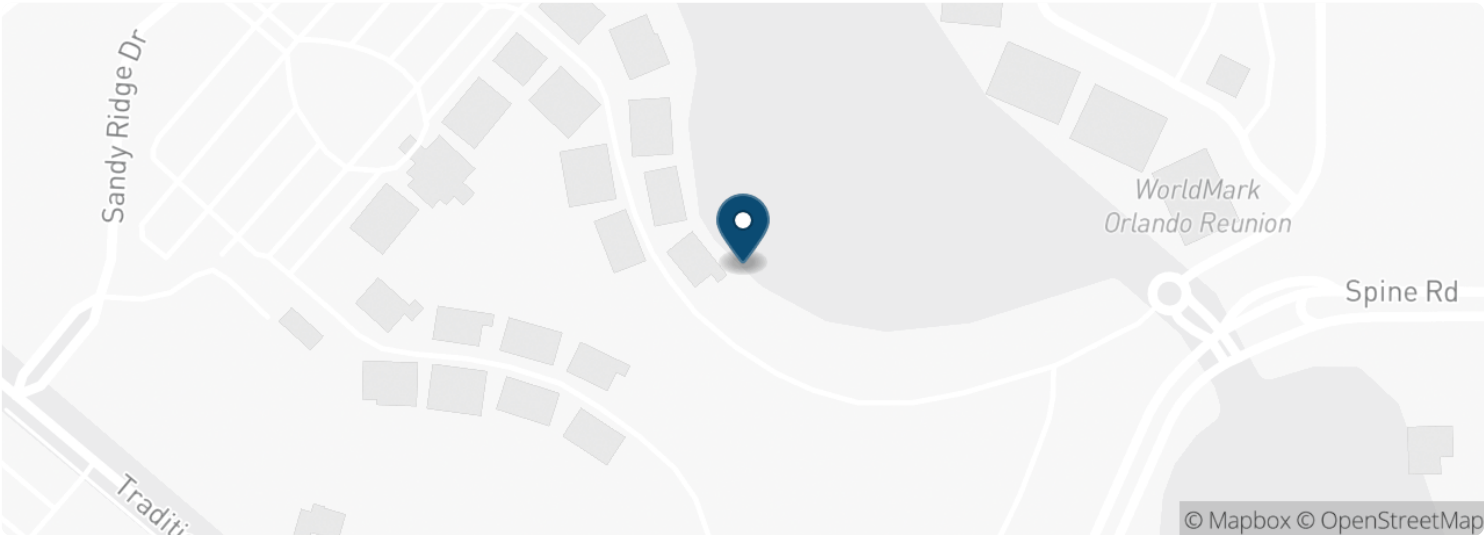
3
baths

1,500
sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2023	\$187	254 days	Jan 27, 2026	\$850 Monthly	O6376669



Property overview

About this property

Short Sale. Luxury apt This located within the Spectrum Resort, offering full resort-style amenities including a water park, multiple swimming pools, playground, and lazy river. Situated in Sandy Ridge, Building 46, Apt 131, this property is ideal for short-term (Airbnb) and long-term rentals. Its prime location near shopping, dining, and major highways makes it highly desirable for both vacationers and residents. A great opportunity for investors seeking strong rental potential and resort-style living. Just 18 min to Disney and other thematic park.

Key features

LEVELS

One

LOT

2,558 sqft

FACES

South

OUTDOOR

Patio

VIEW

Garden

COMMUNITY

Clubhouse, Pool, Playground, Fitness Center, Tennis Court(s)

HOA COVERS

Internet

PETS

Size Limit, Dogs OK

Property gallery



Property gallery



Property & ownership details

Home

Property type	Condominium	Year built	2023
Faces	South	Rooms	7
Building stories	1	Living area	1,500 sqft
Total building area	2,138 sqft	Levels	One
Bedrooms	3	Bathrooms	3
Full bathrooms	3	Cooling	Zoned, Central Air, Humidity Control
Heating	Central, Electric	Lot size	2,558 sqft
Construction materials	Other	Roof	Built-Up, Metal

Accommodation & amenities

Appliances	Disposal, Tankless Water Heater, Exhaust Fan, Dryer, Gas Water Heater, Refrigerator, Ice Maker, Microwave, Range, Washer, Dishwasher		
Flooring	Carpet, Luxury Vinyl	Laundry	Inside
Exterior features	Playground, Private Entrance, Garden	Patio and porch	Patio
View	Garden	Window features	Blinds

Parking & access

Road surface	Asphalt	Common walls	End Unit
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Community & HOA

Homeowners association	Yes	Primary association	Merari Santiago
Primary fee frequency	Monthly	Secondary association	SPECTRUM
Secondary association fee	\$850	Secondary fee frequency	Monthly
Land lease	No	Senior community	No
Association fee includes	Internet	Community features	Clubhouse, Pool, Playground, Fitness Center, Tennis Court(s), Sidewalks
Pets allowed	Size Limit, Dogs OK		

Utilities & services

Utilities	Water Connected, Electricity Connected, Natural Gas Connected, Cable Connected, Sewer Connected, Underground Utilities		
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Price & sale history

Asking price reduced by \$25,100 (8.2%) since first listed.

Date	Event	Price	Change
Oct 2, 2026	Price reduced MLS #O6376669	\$279,900	-1.8% -\$5,100
Aug 30, 2026	Price reduced MLS #O6376669	\$285,000	-6.6% -\$20,000
Jan 27, 2026	Listed for sale MLS #O6376669	\$305,000	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 8, 2026 at 4:01 AM EDT