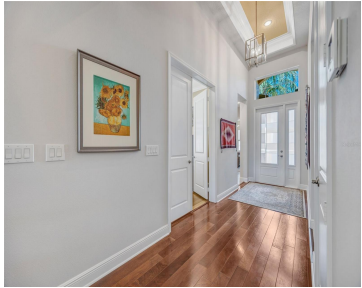


2415 OAKWOOD PRESERVE DRIVE WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



Welcome to the highly sought-after Chandon floorplan by GL Homes, located in the prestigious community of The Ridge at Wiregrass Ranch—where luxury living meets resort-style amenities in the heart of Wesley Chapel. The Chandon features nearly 2500sf of living space with 4 bedrooms, 3 bathrooms and open main living area. This spacious and thoughtfully designed [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2489 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8499674



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://ntp-2-llc.aryeo.com/videos/019daa81-6bc1-71b1-915b-7d23d53a7730>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2489 sq ft

Year built: 2017

SubdivisionName: WIREGRASS M23 PH 2

GarageSpaces: 2

Date added: Added 10 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 1 floor

Lot size, sq ft: 9530 sq ft

View: Trees/Woods, Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 26S

Road Responsibility: Public Maintained Road

Middle Or Junior School: John Long Middle-PO

Road Surface Type: Asphalt

Elementary School: Wiregrass Elementary

High School: Wiregrass Ranch High-PO

Property Features



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Interior Features: Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Ceramic Tile, Luxury Vinyl, Wood

Patio And Porch Features: Covered, Rear Porch, Screened

Waterfront Features: Pond

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Security Features: Gated Community, Smoke Detector(s)

Architectural Style: Contemporary

Vegetation: Mature Landscaping, Oak Trees, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Convection Oven, Cooktop, Dishwasher, Disposal, Exhaust Fan, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Refrigerator, Water Softener

Laundry Features: Gas Dryer Hookup, Inside, Laundry Room, Washer Hookup

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Concrete, Tile

Window Features: Blinds, Low-Emissivity Windows, Shutters, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Electric, Heat Pump

Lot Features: Conservation Area, In County, Paved, Private

Property Details

Subdivision Name: WIREGRASS M23 PH 2

Levels: One

Builder Name: GL Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 20-26-28-003.0-000.00-241.0

Direction Faces: East

Builder Model: Chandon

Construction Materials: Block, Stucco



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Association Information

Association YN: Yes

Association Fee: 1416.65

Association Fee Frequency:
Quarterly

Association Fee Includes: Guard - 24 Hour, Pool, Maintenance Grounds, Recreational Facilities, Security, Trash

Association Amenities:
Clubhouse, Fitness Center, Gated, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Tennis Court(s), Vehicle Restrictions

Community Features: Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$6,493

Tax Other Annual Assessment Amount: 2090

Tax Legal Description: WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 241 OR 9593 PG 0442

Tax Lot: 241

Green Building Info

Green Indoor Air Quality: No Smoking-Interior Buildg

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	18x20	First	20	18
Kitchen	13x12	First	12	13
Dining Room	10x14	First	14	10
Primary Bedroom	13x18	First	18	13
Primary Bathroom	11x12	First	12	11
Bedroom 4	11x12	First	12	11
Bedroom 3	12x12	First	12	12
Bedroom 2	12x14	First	14	12

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Blinds, Low-Emissivity Windows, Shutters, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

Amenities: Convection Oven, Cooktop, Dishwasher, Disposal, Exhaust Fan, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Refrigerator, Water Softener

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)

Building Details

ArchitecturalStyle: Contemporary

Heating: Electric, Heat Pump

Roof: Concrete, Tile

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only, Lock Box Electronic-CBS Code Required, ShowingTime



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