

2752 COCO PALM CIRCLE WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



Welcome to this beautifully appointed GL Homes Carlyle floorplan, perfectly situated on a serene pond lot with stunning water views and a private saltwater pool—your own slice of Florida paradise. Designed for both comfort and entertaining, the Carlyle features 3 beds, 3-1/2 baths, split 3-car garage and a wet bar area with beverage cooler - [...]

- 3 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3186 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8492406



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://ntp-2-llc.aryeo.com/videos/019d73ec-3f72-7144-bb39-67279bd68c32>

Basics

Bathrooms Full: 3

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 4 baths

Floors: 1 floor

Lot size, sq ft: 11632 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 3186 sq ft

Year built: 2017

SubdivisionName: WIREGRASS M23 PH 1A & 1B

GarageSpaces: 3

Location Details

Township: 26S

Road Surface Type: Asphalt

Elementary School: Wiregrass Elementary **Middle Or Junior School:** John Long Middle-PO

High School: Wiregrass Ranch High-PO

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Rear Porch, Screened

Pool Features: Child Safety Fence, Gunite, Heated, In Ground, Salt Water, Screen Enclosure

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener, Garage Faces Side, Garage

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Concrete

Window Features: Low-Emissivity Windows, Shades, Shutters, Storm Window(s)

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

View: Water

Sewer: Public Sewer

Heating: Electric, Heat Pump, Zoned

Lot Features: In County, Level, Sidewalk, Private

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood, Refrigerator, Water Softener

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

Pool Private YN: Yes

Spa Features: In Ground

Waterfront Features: Pond

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Courtyard, Outdoor Kitchen, Rain Gutters, 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, Zoned

Furnished: Unfurnished

Property Details



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Subdivision Name: WIREGRASS M23 PH 1A & 1B

Parcel Number: 20-26-28-001.0-000.00-158.0

Levels: One

Direction Faces: South

Builder Name: GL homes

Builder Model: Carlysle

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 1416.65

Association Fee Frequency: Quarterly

Association Fee Includes: Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Grounds, Recreational Facilities, Trash

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

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

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$10,914

Tax Other Annual Assessment Amount: 2046

Tax Legal Description: The Ridge at Wiregrass Ranch

Tax Lot: 158

Green Building Info

Green Water Conservation: Irrig. System-Drip/Microheads, Irrigation-Reclaimed Water

Green Indoor Air Quality: No Smoking-Interior Buildg

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	20x24	First	24	20
Kitchen	14x22	First	22	14
Primary Bedroom	16x18	First	18	16
Primary Bathroom	12x14	First	14	12
Bedroom 2	13x13	First	13	13
Bedroom 3	14x13	First	13	14
Game Room	19x15	First	15	19

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: In Ground

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

ExteriorFeatures: Courtyard, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors

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

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Microwave, Range Hood, Refrigerator, Water Softener

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Zoned

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: Low-Emissivity Windows, Shades, Shutters, Storm Window(s)

PoolFeatures: Child Safety Fence, Gunite, Heated, In Ground, Salt Water, Screen Enclosure

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Window Treatments

Building Details

ArchitecturalStyle: Contemporary **NewConstructionYN:** No

Heating: Electric, Heat Pump, Zoned **Exterior material:** Block, Stucco

Roof: Concrete **Parking:** Driveway, Garage, Garage Door Opener, Garage Faces Side

Miscellaneous

Ownership: Fee Simple **Occupant Type:** Owner

Other Equipment: Irrigation Equipment **Showing Requirements:** Appointment Only, Lock Box Electronic-CBS Code Required, ShowingTime



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