

28425 PLEASANT BAY LOOP WESLEY CHAPEL FL 33543

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\$344,900



STOP SCROLLING. ONE ORIGINAL OWNER. IMMACULATE CONDITION. THIS IS THE ONE! Imagine sipping your morning coffee on a private screened patio — sun perfectly filtered by an added shade screen — while a serene pond mirrors the Florida sunrise and wildlife drifts lazily across the conservation view behind you. No rear neighbors. No yard work. [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1801 sq ft



Courtesy of

Listing Office: KELLER WILLIAMS TAMPA PROPERTIES
Status: Active

Office ID: MFR771620
MLS ID: MFRTB8523438



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://u.listvt.com/mls/253594026>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 3645 sq ft

View: Trees/Woods, Water

ListOfficeName: KELLER WILLIAMS TAMPA
PROPERTIES

ListAOR: mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1801 sq ft

Year built: 2017

SubdivisionName: ARBORS/WIREGRASS
RANCH

GarageSpaces: 2

Location Details

Township: 26

Road Surface Type: Asphalt, Paved

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, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Luxury Vinyl, Tile

Patio And Porch Features: Covered, Enclosed, Rear Porch, Screened

Waterfront Features: Pond

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Window Features: Blinds

Vegetation: Trees/Landscaped, Wooded

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

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

Waterfront YN: Yes

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Water Connected

View: Trees/Woods, Water

Sewer: Public Sewer

Heating: Central

Lot Features: Conservation Area, In County, Landscaped, Sidewalk, Paved

Property Details

Subdivision Name: ARBORS/WIREGRASS RANCH

Levels: Two

Builder Name: Lennar

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 19-26-20-0020-00600-0270

Direction Faces: West

Builder Model: Capri

Construction Materials: Block, Stone, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee: 321

Association Fee Frequency:
Monthly

Association Fee Includes: Pool, Escrow Reserves Fund,
Maintenance Structure, Maintenance Grounds, Trash

Association Amenities:
Clubhouse, Fence Restrictions,
Pool, Trail(s), Vehicle Restrictions

Community Features: Community Mailbox, Deed
Restrictions, Dog Park, Gated Community - No Guard,
Irrigation-Reclaimed Water, Park, Pool, Sidewalks, Street
Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,527

**Tax Other Annual Assessment
Amount:** 1365

Tax Legal Description: ARBORS AT WIREGRASS
RANCH PB 72 PG 017 BLOCK 6 LOT 27 OR 9595 PG 1195

Tax Lot: 27

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	13x22	First	22	13
Dining Room	11x11	First	11	11
Kitchen	11x10	First	10	11
Laundry	5x9	First	9	5
Primary Bedroom	11x20	Second	20	11
Bedroom 2	13x10	Second	10	13
Bedroom 3	11x10	Second	10	11
Primary Bathroom	9x9	Second	9	9
Bathroom 2		Second		
Foyer	4x7	First	7	4
Bathroom 3	3x8	First	8	3

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Deed Restrictions, Dog Park, Gated Community - No Guard, Irrigation-Reclaimed Water, Park, Pool, Sidewalks, Street Lights

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stone, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Appointment Only, See Remarks, ShowingTime



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