

28692 COZY CREEK DRIVE WESLEY CHAPEL FL 33543

https://candiscarmichael.com



Like Brand new, shows like a model home, includes 110k in Builder Premium upgrades, plus another 21k in homeowner-added extras. Everyone says they have upgrades; we have the builder's paperwork to justify every penny! Welcome to this spectacular ICI Homes Primrose featuring the Coastal Elevation with a covered second-floor balcony. Perfectly situated on a premium [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2477 sq ft



Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Status:** Active

**Office ID:** MFR260011623

**MLS ID:** MFRTB8525242



Call us now

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



---

## Description

### Virtual Tour:

<https://www.zillow.com/view-imx/e8406587-80a7-499e-ab42-191d80bb7884?wl=true&setAttribution=mls&initialViewType=pano>

---

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 6579 sq ft

**View:** Garden

**ListOfficeName:** FUTURE HOME REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 1 hour ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2477 sq ft

**Year built:** 2022

**SubdivisionName:** PERSIMMON PARK PH 1

**GarageSpaces:** 2

---

## Location Details

**Township:** 26

**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



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Luxury Vinyl

**Patio And Porch Features:** Covered, Front Porch, Patio, Rear Porch

**Fireplace Features:** Electric, Living Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

**Roof:** Shingle

**Window Features:** Blinds, Window Treatments

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Water Softener

**Laundry Features:** Electric Dryer Hookup, Inside

**Fireplace YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Garage Faces Rear, On Street, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

**Security Features:** Security System Owned, Smoke Detector(s)

**Architectural Style:** Coastal

**View:** Garden

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** Corner Lot, In County, Irregular Lot, Sidewalk, Paved

---

## Property Details

**Subdivision Name:** PERSIMMON PARK PH 1

**Levels:** Two

**Builder Name:** ICI Homes

**Foundation Details:** Block, Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 19-26-20-0060-00000-1340

**Direction Faces:** Northwest

**Builder Model:** Primrose

**Construction Materials:** Block, Cement Siding, Stucco

**Property Condition:** Completed



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 425.17

**Association Amenities:** Fence  
Restrictions, Playground, Pool

**Community Features:** Community Mailbox, Deed  
Restrictions, Dog Park, Irrigation-Reclaimed Water, Park,  
Playground, Pool, Sidewalks

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment  
Amount:** 2236

**Tax Lot:** 134

**Tax Annual Amount:** \$7,468

**Tax Legal Description:** PERSIMMON PARK PHASE 1  
PB 81 PG 103 LOT 134

---

## Rooms



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

| Room type           | Dimensions | Level  | Length | Width |
|---------------------|------------|--------|--------|-------|
| Kitchen             | 13.5x15.5  | First  | 15.5   | 13.5  |
| Dinette             | 14x10.5    | First  | 10.5   | 14    |
| Living Room         | 18x17      | First  | 17     | 18    |
| Foyer               | 4x8        | First  | 8      | 4     |
| Primary Bedroom     | 13x14      | First  | 14     | 13    |
| Primary Bathroom    | 8x7        | First  | 7      | 8     |
| Bedroom 2           | 11x10      | First  | 10     | 11    |
| Utility Room        | 5x8        | First  | 8      | 5     |
| Bedroom 3           | 12x11      | Second | 11     | 12    |
| Bedroom 4           | 13x12      | Second | 12     | 13    |
| Loft                | 15x17      | Second | 17     | 15    |
| Balcony/Porch/Lanai | 14x15      | First  | 15     | 14    |

## Amenities & Features



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Security System Owned, Smoke Detector(s)

**WindowFeatures:** Blinds, Window Treatments

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Amenities:** Convection Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Water Softener

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Dog Park, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks

**ExteriorFeatures:** Balcony, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Electric, High Ceilings, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

---

## Building Details

**ArchitecturalStyle:** Coastal

**Heating:** Central, Electric, Heat Pump

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Cement Siding, Stucco

**Parking:** Driveway, Garage Door Opener, Garage Faces Rear, On-street, Oversized

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Call Listing Agent



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE