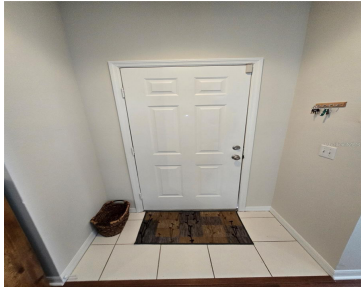


# 30119 WELLESLEY WAY WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



SELLER IS EXTREMELY MOTIVATED!! MAJOR PRICE REDUCTION!! This beautiful 2-story townhouse, spanning 1,401 sq ft, is an end unit featuring three bedrooms and 2.5 bathrooms. Nestled in the sought-after gated Sedwick community of Wesley Chapel, this spacious home offers a large living/family room that seamlessly transitions into an open dining and kitchen area. The modern [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1401 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8449248



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Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8449248>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2952 sq ft

**SubdivisionName:** MEADOW POINTE PRCL 16

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1401 sq ft

**Year built:** 2001

**ListOfficeName:** CHARLES RUTENBERG REALTY  
INC

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## Location Details

**Township:** 26S

**Elementary School:** Sand Pine Elementary-PO

**High School:** Wiregrass Ranch High-PO

**Road Surface Type:** Asphalt

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

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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

**Laundry Features:** In Kitchen

**Exterior Features:** Sidewalk, Sliding Doors, Storage

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Public

**Sewer:** Public Sewer

**Heating:** Central, Exhaust Fan

---

## Property Details

**Subdivision Name:** MEADOW POINTE PRCL 16

**Levels:** Two

**Foundation Details:** Block

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

**Parcel Number:** 20-26-33-013.0-016.00-001.0

**Direction Faces:** South

**Construction Materials:** Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 329

**Association Fee Includes:** Maintenance Structure, Maintenance Grounds, Trash

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Park, Playground, Pool, Tennis Court(s)

---

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$4,284

**Tax Other Annual Assessment Amount:** 1014

**Tax Legal Description:** MEADOW POINTE PARCEL 16  
UNIT 1 PB 39 PG 093 BLOCK 16 LOT 1 OR 6329 PG 1012

**Tax Lot:** 1

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x12	Second	12	13
Bedroom 2	11x11	Second	11	11
Bedroom 3	11x10	Second	10	11
Primary Bathroom	8x5	Second	5	8
Bathroom 2	8x7	Second	7	8
Dining Room	14x10	First	10	14
Kitchen	13x10	First	10	13
Bathroom 3	6x5	First	5	6
Living Room	20x12	First	12	20
Balcony/Porch/Lanai	19x15	First	15	19



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Park, Playground, Pool, Tennis Court(s)

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Public

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

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors, Storage

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Walk-In Closet(s), Window Treatments

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central, Exhaust Fan

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Call Before Showing, Call Listing Agent, Combination Lock Box, Gate Code Required



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