

30169 MERILEE PLACE WESLEY CHAPEL FL 33545

https://candiscarmichael.com



Hanover
1,850 A/C Sq. Ft. 4 Bedrooms 2 Baths 1 2-Car Garage



This beautifully designed 4-bedroom, 2-bathroom home offers 1,850 square feet of single-story living space on a premium conservation lot. Nestled within the highly desirable, secure gated community of Wesbridge in Wesley Chapel, this property perfectly blends natural tranquility with modern neighborhood convenience. The interior features a bright, open-concept layout that seamlessly connects the main living [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1850 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8536271



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8536271>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 1850 sq ft

Year built: 2021

SubdivisionName: WESBRIDGE PH 2 & 2A

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6000 sq ft

View: Trees/Woods

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Location Details

Township: 26S

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Rear Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk

Security Features: Gated Community, Security System, Smoke Detector(s)

View: Trees/Woods

Sewer: Public Sewer

Heating: Central

Lot Features: Sidewalk, Paved

Appliances: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Water Softener

Laundry Features: Laundry Room

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: Electricity Connected, Public, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: WESBRIDGE PH 2 & 2A **Parcel Number:** 20-26-04-011.0-010.00-007.0

Levels: One

Direction Faces: South

Builder Model: Hannover

Foundation Details: Block, Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 70

Association Fee Frequency: Monthly

Association Amenities: Clubhouse, Gated, Pool

Community Features: Clubhouse, Dog Park, Gated Community - No Guard, Pool, Sidewalks

Fees&Taxes



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Tax Year: 2025

Tax Other Annual Assessment Amount: 2791

Tax Lot: 7

Tax Annual Amount: \$7,162

Tax Legal Description: WESBRIDGE PHASES 2 AND 2A PB 81 PG 026 BLOCK 10 LOT 7

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x13	First	13	15
Family Room	15x19	First	19	15
Kitchen	18x11	First	11	18

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Security System, Smoke Detector(s)

ExteriorFeatures: Sidewalk

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Dog Park, Gated Community - No Guard, Pool, Sidewalks

Utilities: Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Water Softener

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box



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