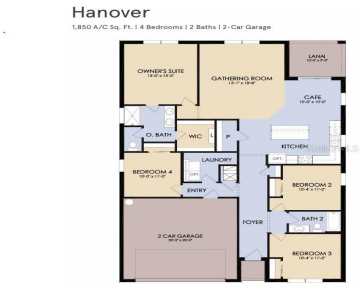
30169 MERILEE PLACE WESLEY CHAPEL FL 33545

https://candiscarmichael.com









This beautifully designed 4-bedroom, 2-bathroom home offers 1,850 square feet of single-story living space on a premium conservation lot with no rear neighbors. 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 [...]

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

Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Office ID: MFR260000779

Status: Active

MLS ID: MFRTB8536271

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

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 1 day 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

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

Flooring: Carpet, Ceramic Tile

Laundry Features: Laundry Room

Patio And Porch Features: Covered, Rear Porch

Parking Features: Driveway, Garage Door Opener

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Sidewalk

Roof: Shingle

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

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

View: Trees/Woods

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Unfurnished

Lot Features: Sidewalk, Paved

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 Annual Amount: $7,162

Tax Other Annual Assessment Amount: 2791

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

Tax 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

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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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