

# 30331 FAIRWAY DRIVE WESLEY CHAPEL FL 33543

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- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 4309 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8421246



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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/TB8421246>

## Basics

**Bathrooms Full:** 4

**Bathrooms Half:** 1

**Date added:** Added 3 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 5 beds

**Bathrooms:** 5 baths

**Half baths:** 1 half bath

**Floors:** 2 floors

**Area, sq ft:** 4309 sq ft

**Lot size, sq ft:** 15000 sq ft

**Year built:** 1996

**View:** Golf Course, Trees/Woods

**SubdivisionName:** FAIRWAY VILLAGE 02 LAURELWOOD

**ListOfficeName:** LPT REALTY, LLC

**GarageSpaces:** 2

**ListAOR:** mfrmls

## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Wesley Chapel Elementary-PO

**Middle Or Junior School:** Thomas E Weightman Middle-PO

**High School:** Wesley Chapel High-PO

## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Stone Counters, Walk-In Closet(s), Window Treatments

**Flooring:** Bamboo, Tile

**Pool Private YN:** Yes

**Spa YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Number Limit, Yes

**Roof:** Metal

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

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Bar Fridge, Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Trash Compactor, Washer, Water Filtration System

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

**Pool Features:** Heated, In Ground, Outside Bath Access

**Spa Features:** In Ground

**Fireplace Features:** Electric, Family Room, Gas, Living Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** French Doors, Outdoor Shower, Sliding Doors

**Security Features:** Gated Community

**View:** Golf Course, Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

## Property Details

**Subdivision Name:** FAIRWAY VILLAGE 02  
LAURELWOOD

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 09-26-20-0040-00000-0140

**Direction Faces:** South

**Construction Materials:** Block, Stucco

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

**Association Amenities:**  
Clubhouse, Gated, Optional  
Additional Fees

**Association Fee:** 507.25

**Association Fee Includes:** Guard - 24 Hour, Common  
Area Taxes, Pool, Management

**Community Features:** Clubhouse, Fitness Center, Gated  
Community - Guard, Golf Carts OK, Golf, Pool, Restaurant,  
Special Community Restrictions, Tennis Court(s)

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$9,947

**Tax Legal Description:** FAIRWAY VILLAGE II PHASE III  
LAURELWOOD SUBDIVISION PB 26 PGS 83-85 LOT 14

**Tax Lot:** 14

## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	17x18	First	18	17
Den	13x12	First	12	13
Bedroom 2	9x15	First	15	9
Bedroom 3	10x19	Second	19	10
Bedroom 4	13x9	Second	9	13
Bedroom 5	21x9	Second	9	21
Dining Room	10x15	First	15	10
Living Room	16x18	First	18	16
Kitchen	16x14	First	14	16
Laundry	12x8	First	8	12

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**CommunityFeatures:** Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Special Community Restrictions, Tennis Court(s)

**PoolFeatures:** Heated, In Ground, Outside Bath Access

**Features:** Built-in Features, Ceiling Fans(s), Electric, Family Room, Gas, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Stone Counters, Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**Security Features:** Gated Community

**ExteriorFeatures:** French Doors, Outdoor Shower, Sliding Doors

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

**Amenities:** Bar Fridge, Dishwasher, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Trash compactor, Washer, Water Filtration System

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener

**Heating:** Central

**Roof:** Metal

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:**  
Owner

**Showing Requirements:** Supra Lock Box, 24 Hour Notice, Appointment Only



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