

# 30364 MARQUETTE AVENUE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



BEAUTIFUL SINGLE-FAMILY HOME in the highly desirable gated community of Wesbridge. This home features 4 bedrooms, 2 bathrooms, and a 2-car garage. Crafted by Pulte, the home boasts an upgraded, contemporary kitchen with quartz countertops, stainless steel appliances, beautiful cabinetry, and a large kitchen island with an eating area. The open floor plan includes a [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1580 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8457977



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

### Virtual Tour:

[https://www.zillow.com/view-imx/956a657d-ff73-4f78-9219-ad30f14fc49f?setAttribution=mls&wl=true&initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-imx/956a657d-ff73-4f78-9219-ad30f14fc49f?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard)

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1580 sq ft

**Year built:** 2022

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4781 sq ft

**SubdivisionName:** WESBRIDGE

**GarageSpaces:** 2

## Location Details

**Township:** 26S

**Road Surface Type:** 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:** Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Window Treatments

**Flooring:** Carpet, Ceramic Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sliding Doors

**Roof:** Shingle

**Utilities:** Electricity Connected, Public

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

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

**Fencing:** Fenced, Vinyl

**Architectural Style:** Florida

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** WESBRIDGE

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 04-26-20-0100-00900-0020

**Direction Faces:** North

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Fee:** 64

**Association Amenities:** Gated, Park, Playground, Pool, Recreation Facilities

**Community Features:** Community Mailbox, Deed Restrictions, Dog Park, Gated Community - No Guard, Park, Playground, Pool, Sidewalks



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$7,834

**Tax Other Annual Assessment Amount:** 2233

**Tax Legal Description:** WESBRIDGE PHASE 1 PB 78 PG 40 BLOCK 9 LOT 2

**Tax Lot:** 2

## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x14	First	14	15
Bedroom 2	13x12	First	12	13
Bedroom 3	13x12	First	12	13
Bedroom 4	13x12	First	12	13
Living Room	19x19	First	19	19
Kitchen	18x12	First	12	18
Dining Room	13x13	First	13	13

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Dog Park, Gated Community - No Guard, Park, Playground, Pool, Sidewalks

**Utilities:** Electricity Connected, Public

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sliding Doors

**Features:** Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Window Treatments

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Garage Door Opener

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** ShowingTime

**Occupant Type:** Owner

**Other Structures:** Shed(s)



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