

# 30424 HILLSIDE LANE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Here's your slice of paradise! Cozy 4/3 home with heated pool & oversized lanai, overlooking Lake Holdon which has Amazing sunsets! Great property for entertaining, home has been completely renovated and updated. 2018 improvements: Garage door, septic tank & drain field, New Lenox A/C system w/ smart thermostat & yearly maintenance contract, impact resistant [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2696 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8464736



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

### Virtual Tour:

<https://listings.blakerussell.me/videos/019bcd86-5ab7-712f-95b2-81c9ae40ac90?v=364>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 44866 sq ft

**View:** Water

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2696 sq ft

**Year built:** 1981

**SubdivisionName:** LAKESIDE ESTATES

**GarageSpaces:** 2

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## Location Details

**Township:** 25

**Road Responsibility:** Public Maintained Road

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

**Road Surface Type:** Limerock

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

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

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## Property Features



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**Interior Features:** Ceiling Fans(s), Chair Rail, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

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

**Pool Features:** Auto Cleaner, Gunite, Heated, In Ground, Salt Water, Screen Enclosure

**Spa Features:** Heated, In Ground

**Waterfront Features:** Lake Front

**Garage YN:** Yes

**Garage Spaces:** 2

**Fencing:** Wood

**Security Features:** Smoke Detector(s)

**Architectural Style:** Ranch

**Vegetation:** Fruit Trees, Mature Landscaping, Oak Trees, Trees/Landscaped

**Water Source:** Well

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Convection Oven, Dishwasher, Disposal, Microwave, Range, Refrigerator, Tankless Water Heater, Touchless Faucet, Water Filtration System, Water Softener

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Waterfront YN:** Yes

**Parking Features:** Bath In Garage, Garage Faces Side, Guest

**Attached Garage YN:** Yes

**Exterior Features:** Fire Pit, French Doors, Misting System, Outdoor Kitchen, Storage

**Roof:** Shingle

**Window Features:** Skylight(s), Blinds, Double Pane Windows, Insulated Windows, Storm Window(s)

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

**View:** Water

**Sewer:** Septic Tank

**Heating:** Central, Electric

**Lot Features:** In County, Landscaped, Street Dead-End, Unpaved, Unincorporated

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## Property Details

**Subdivision Name:** LAKESIDE ESTATES

**Levels:** One

**Number Of Lots:** 1

**Construction Materials:** Block

**Parcel Number:** 28-25-20-0010-F2300-0090

**Direction Faces:** East

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional



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# Fees&Taxes

Tax Year: 2025

Tax Annual Amount:  
\$3,718

Tax Legal Description: LAKESIDE ESTATES INC UNIT NO 1 PB 6 PG 17  
LOTS EAST 1/2 OF LOT 8 & 9 & 13 & 14 BLOCK F-23

# Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x25	First	25	12
Bedroom 2	12x12	First	12	12
Bedroom 3	10x12	First	12	10
Bedroom 4	12x16	First	16	12
Balcony/Porch/Lanai	35x47	First	47	35
Dining Room	14x18	First	18	14
Living Room	16x18	First	18	16
Kitchen	12x14	First	14	12
Laundry	9x12	First	12	9



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## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**WindowFeatures:** Skylight(s), Blinds, Double Pane Windows, Insulated Windows, Storm Window(s)

**PoolFeatures:** Auto Cleaner, Gunite, Heated, In Ground, Salt Water, Screen Enclosure

**Features:** Ceiling Fans(s), Chair Rail, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Smoke Detector(s)

**ExteriorFeatures:** Fire Pit, French Doors, Misting System, Outdoor Kitchen, Storage

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

**Amenities:** Convection Oven, Dishwasher, Disposal, Microwave, Range, Refrigerator, Tankless Water Heater, Touchless Faucet, Water Filtration System, Water Softener

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## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Bath In Garage, Garage Faces Side, Guest

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Fire Pit, Misting System

**Showing Requirements:** 24 Hour Notice, Appointment Only, Call Listing Agent, Combination Lock Box, Guard Dog, ShowingTime

**Occupant Type:** Owner

**Other Structures:** Outdoor Kitchen, Shed(s)



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