

30446 TREMONT DRIVE WESLEY CHAPEL FL 33543

https://candiscarmichael.com



Welcome to 30446 Tremont Drive, a beautifully maintained 3-bedroom, 2-bath home located in one of Wesley Chapel’s most desirable communities. This inviting residence features a functional split-bedroom floor plan, spacious living areas, and abundant natural light throughout. Enjoy Florida living year-round from the screened rear patio, perfect for relaxing, entertaining, or enjoying your morning coffee. A [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1810 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8519315



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8519315>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 6891 sq ft

SubdivisionName: MEADOW POINTE PRCL 17

GarageSpaces: 2

Date added: Added 17 minutes ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1810 sq ft

Year built: 2000

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 26

Road Surface Type: Paved

Elementary School: Wiregrass Elementary **Middle Or Junior School:** John Long Middle-PO

High School: Wiregrass Ranch High-PO

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Solid Wood Cabinets, Walk-In Closet(s)

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Patio

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Window Features: Blinds

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

Laundry Features: In Kitchen

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors

Security Features: Gated Community

Utilities: Cable Available, Electricity Connected, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: MEADOW POINTE PRCL 17

Levels: One

Foundation Details: Slab

Parcel Number: 20-26-33-004.0-007.00-004.0

Direction Faces: North

Construction Materials: Block, Stucco

Association Information

Community Features: Clubhouse, Gated Community - No Guard, Playground, Pool, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1094

Tax Lot: 4

Tax Annual Amount: \$7,214

Tax Legal Description: MEADOW POINTE PARCEL 17 UNIT 1 PB 37 PGS 28-33 LOT 4 BLOCK 7 OR 4414 PG 551



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Rooms

Room type	Dimensions	Level	Length	Width
Living Room	19x13	First	13	19
Dining Room	19x11	First	11	19
Kitchen	12x14	First	14	12
Dinette	7x7	First	7	7
Primary Bedroom	18x12	First	12	18
Primary Bathroom	9x10	First	10	9
Bedroom 2	11x9	First	9	11
Bedroom 3	11x11	First	11	11
Balcony/Porch/Lanai	19x12	First	12	19

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community

WindowFeatures: Blinds

Utilities: Cable Available, Electricity Connected, Water Connected

Amenities: Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Gated Community - No Guard, Playground, Pool, Tennis Court(s), Street Lights

ExteriorFeatures: Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Solid Wood Cabinets, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Call Listing Agent 2, Gate Code Required, Lock Box Coded, ShowingTime



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