

30724 LINDENTREE DRIVE WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



Location, luxury, and peace of mind come together behind the gate in this 2,080 sq. ft. home located in a premier 24/7 guard-gated community along the highly desirable Education Corridor, offering a rare half-mile walk to daycare, elementary, middle, high school, and college. The open-concept interior features 3 bedrooms and a dedicated office that can [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2072 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8470260



Call us now

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



Description

Virtual Tour:

<https://www.zillow.com/view-imx/74e01809-b21f-47f9-8428-636aea937269?wl=true&setAttribution=mls&initialViewType=pano>

Basics

Bathrooms Full: 2**Bathrooms Half:** 1**Date added:** Added 2 hours ago**Category:** Single Family Residence**Type:** Residential**Bedrooms:** 4 beds**Bathrooms:** 3 baths**Half baths:** 1 half bath**Area, sq ft:** 2072 sq ft**Lot size, sq ft:** 10640 sq ft**Year built:** 2021**SubdivisionName:** THE RIDGE AT WIREGRASS RANCH**ListOfficeName:** EXP REALTY LLC**GarageSpaces:** 2**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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.comCharles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Built-in Features, Ceiling Fans(s), Central Vacuum, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Ceramic Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central

Appliances: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Ice Maker, Kitchen Reverse Osmosis System, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener

Laundry Features: Laundry Room

Attached Garage YN: Yes

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

Roof: Tile

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: THE RIDGE AT WIREGRASS RANCH

Levels: One

Foundation Details: Slab

Parcel Number: 20-26-28-005.0-000.00-478.0

Direction Faces: Northeast

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 472

Community Features: Street Lights

Fees&Taxes



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Tax Year: 2024

Tax Annual Amount: \$9,059

Tax Other Annual Assessment Amount: 2089

Tax Legal Description: WIREGRASS M23 PHASE 3
PB 75 PG 142 LOT 478

Tax Lot: 478

Rooms

| Room type | Dimensions | Level | Length | Width |
|------------------|------------|-------|--------|-------|
| Living Room | 20x18 | First | 18 | 20 |
| Kitchen | 18x11 | First | 11 | 18 |
| Dining Room | 15x9 | First | 9 | 15 |
| Primary Bedroom | 15x14 | First | 14 | 15 |
| Primary Bathroom | 15x10 | First | 10 | 15 |
| Bedroom 2 | 12x11 | First | 11 | 12 |
| Bathroom 3 | 12x11 | First | 11 | 12 |
| Bathroom 4 | 12x10 | First | 10 | 12 |
| Foyer | 13x11 | First | 11 | 13 |
| Garage Apartment | 20x18 | First | 18 | 20 |



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Street Lights

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Gas Water Heater, Ice Maker, Kitchen Reverse Osmosis System, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Features: Built-in Features, Ceiling Fans(s), Central Vacuum, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE