

30789 PARROT REEF COURT WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



\$545,000



Welcome to Your Florida Home where Epperson Lagoon living meets luxury and privacy meet. This 4 bedroom, 3 bathroom home offers 2,589 square feet with conservation views and no rear neighbors in the highly desirable Epperson Ranch South community. Designed with today's buyer in mind, this two story home features an open floor plan with [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2589 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8489400



Call us now

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/TB8489400>

Basics

Bathrooms Full: 3

Date added: Added 4 hours ago

Category: Single Family Residence **Type:** Residential

Bedrooms: 4 beds

Bathrooms: 3 baths

Half baths: 0 half baths

Floors: 2 floors

Area, sq ft: 2589 sq ft

Lot size, sq ft: 7854 sq ft

Year built: 2019

SubdivisionName: EPPERSON RANCH SOUTH PH 2H-2

ListOfficeName: EXP REALTY LLC **GarageSpaces:** 2

ListAOR: mfrmls

Location Details

Township: 25S

Road Surface Type: Asphalt, Paved

Road Responsibility: Public Maintained Road

Elementary School: Wesley Chapel Elementary-PO

Middle Or Junior School: Thomas E Weightman Middle-PO

High School: Wesley Chapel High-PO

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat

Flooring: Carpet, Tile

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

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Gray Water System, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

Roof: Shingle

Architectural Style: Craftsman

Water Source: Canal/Lake For Irrigation, Public

Cooling: Central Air

Furnished: Negotiable

Appliances: Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Upper Level, Washer Hookup

Parking Features: Driveway, Garage Door Opener, Ground Level, Oversized

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Fencing: Vinyl

Window Features: ENERGY STAR Qualified Windows

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

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Sidewalk, Street Dead-End, Paved

Property Details

Subdivision Name: EPPERSON RANCH SOUTH PH 2H-2

Levels: Two

Builder Name: MI Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 20-25-33-0140-02300-0380

Direction Faces: North

Builder Model: Casanova

Construction Materials: Block, Stucco

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee: 260.82

Association Fee Frequency: Quarterly

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$7,550

Tax Other Annual Assessment Amount: 3036

Tax Legal Description: EPPERSON RANCH SOUTH PHASES 2H-2 AND 2J-2 PB 77 PG 048 BLOCK 23 LOT 38

Tax Lot: 38

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Room type	Dimensions	Level	Length	Width
Kitchen	12x17	First	17	12
Dining Room	19x8	First	8	19
Living Room	27x15	First	15	27
Bedroom 4	12x11	First	11	12
Laundry	7x7	Second	7	7
Loft	19x15	Second	15	19
Primary Bedroom	15x17	Second	17	15
Bedroom 2	11x13	Second	13	11
Bedroom 3	11x14	Second	14	11

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

WindowFeatures: ENERGY STAR Qualified Windows

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

Amenities: Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Gray Water System, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat

Building Details

ArchitecturalStyle: Craftsman **NewConstructionYN:** No

Heating: Central, Electric

Exterior material: Block, Stucco

Roof: Shingle

Parking: Driveway, Garage Door Opener, Ground Level, Oversized

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment, Private Yard

Showing Requirements: Supra Lock Box, Appointment Only, Lock Box Electronic-CBS Code Required, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE