

30789 PARROT REEF COURT WESLEY CHAPEL FL 33545

https://candiscarmichael.com



Amazing Price Improvement! Epperson Lagoon Life is more affordable! Welcome to Your Florida Home where Epperson Lagoon living meets luxury and privacy. 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 [...]

- 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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8489400>

Basics

Bathrooms Full: 3	Date added: Added 16 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



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



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