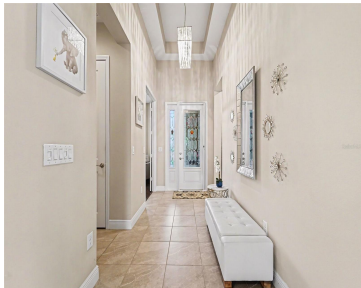


30867 LINDENTREE DRIVE WESLEY CHAPEL FL 33543
<https://candiscarmichael.com>



Welcome to 30867 Lindentree Drive in Wesley Chapel—where luxury meets ultimate energy efficiency! Boasting nearly \$50,000 in premium upgrades, including fully paid-off solar panels, this move-in-ready gem delivers immediate equity and massive utility savings from day one. Nestled within the prestigious, guard-gated enclave of The Ridge at Wiregrass Ranch, this residence features a sun-drenched layout [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2092 sq ft



Courtesy of

Listing Office: MARK SPAIN REAL ESTATE
Status: Active

Office ID: MFR261019292
MLS ID: MFRTB8521005



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



Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2092 sq ft

Year built: 2019

ListOfficeName: MARK SPAIN REAL ESTATE

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Lot size, sq ft: 6505 sq ft

SubdivisionName: WIREGRASS

GarageSpaces: 2

Location Details

Township: 26S

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.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile, Luxury Vinyl

Parking Features: Driveway, Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Natural Gas Available

Sewer: Public Sewer

Heating: Central, Natural Gas

Appliances: Dishwasher, Microwave, Range, Refrigerator, Water Filtration System

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Security Features: Gated Community, Security System

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: WIREGRASS

Levels: One

Foundation Details: Slab

Parcel Number: 28-26-20-005.0-000.00-522.0

Direction Faces: South

Construction Materials: Block, Concrete, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Basketball Court, Clubhouse, Fitness Center, Maintenance, Park, Playground, Pool, Security, Tennis Court(s)

Association Fee: 472

Association Fee Includes: Guard - 24 Hour, Security

Community Features: Clubhouse, Fitness Center, Gated Community - Guard, Playground, Pool, Tennis Court(s), Wheelchair Access, 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: 2025

Tax Other Annual Assessment Amount: 2500

Tax Lot: 522

Tax Annual Amount: \$10,355

Tax Legal Description: WIREGRASS M23 PHASE 3
PB 75 PG 142 LOT 522

Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Security System

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Fitness Center, Gated Community - Guard, Playground, Pool, Tennis Court(s), Wheelchair Access, Street Lights

Utilities: BB/HS Internet Available, Cable Available, Electricity Available, Natural Gas Available

Amenities: Dishwasher, Microwave, Range, Refrigerator, Water Filtration System



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Building Details

NewConstructionYN: No

Heating: Central, Natural Gas

Exterior material: Block, Concrete, Stucco **Roof:** Tile

Parking: Driveway, Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Combination Lock Box



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE