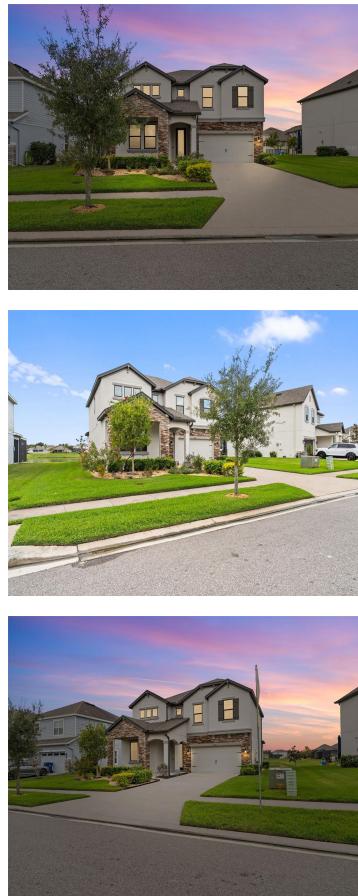


# 31046 PARROT REEF COURT WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Welcome to the upscale Casanova Model from M/I Homes, a beautifully appointed 4 bedroom, 3 bathroom residence offering 2,601 square feet of heated living space within the desirable gated community of Epperson Ranch South in Wesley Chapel. This two story home delivers impressive curb appeal with its Block and Stucco construction accented by elegant stone [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2601 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8455085



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Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8455085>

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2601 sq ft

**Year built:** 2019

**SubdivisionName:** EPPERSON RANCH SOUTH PH 2H-1

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 7025 sq ft

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

**Elementary School:** Wesley Chapel Elementary-PO **Middle Or Junior School:** Thomas E Weightman Middle-PO

**High School:** Wesley Chapel High-PO

## Property Features



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**Interior Features:** Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eat-in Kitchen, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl

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

**Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK

**Roof:** Shingle

**Window Features:** Blinds

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System

**Laundry Features:** Inside, Laundry Room, Upper Level

**Parking Features:** Driveway, Garage Door Opener

**Garage Spaces:** 2

**Exterior Features:** Garden, Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Security Features:** Gated Community, Security System, Smoke Detector(s)

**Architectural Style:** Contemporary

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Cleared, In County, Landscaped, Sidewalk, Paved

## Property Details

**Subdivision Name:** EPPERSON RANCH SOUTH PH 2H-1

**Parcel Number:** 202534013.0023.00077.0

**Levels:** Two

**Direction Faces:** East

**Foundation Details:** Slab

**Construction Materials:** Cement Siding

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Property Condition:** Completed

## Association Information



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**Association YN:** Yes

**Association Fee:** 225

**Association Fee Frequency:** Quarterly  
**Association Fee Includes:** Cable TV, Internet

**Association Amenities:**  
Maintenance, Vehicle  
Restrictions

**Community Features:** Clubhouse, Community Mailbox, Deed  
Restrictions, Dog Park, Fitness Center, Gated Community - No  
Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park,  
Playground, Pool, Restaurant, Sidewalks, Street Lights

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment  
Amount:** 3036

**Tax Lot:** 77

**Tax Annual Amount:** \$8,105

**Tax Legal Description:** EPPERSON RANCH SOUTH  
PHASES 2H-1 & 2J-1 PB 76 PG 112 BLOCK 23 LOT 77

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## Green Building Info

**Green Water Conservation:** Irrigation-Reclaimed Water, Whole House Water Purification

---

## Rooms



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| Room type        | Dimensions | Level  | Length | Width |
|------------------|------------|--------|--------|-------|
| Living Room      | 26.8x14.3  | First  | 14.3   | 26.8  |
| Dining Room      | 18.4x8.2   | First  | 8.2    | 18.4  |
| Kitchen          | 12.2x16.8  | First  | 16.8   | 12.2  |
| Bedroom 1        | 12.1x11.2  | First  | 11.2   | 12.1  |
| Primary Bedroom  | 15.7x17.7  | Second | 17.7   | 15.7  |
| Primary Bathroom | 12.1x10.9  | Second | 10.9   | 12.1  |
| Bedroom 2        | 11x15.2    | Second | 15.2   | 11    |
| Bedroom 3        | 11x13.11   | Second | 13.11  | 11    |
| Laundry          | 6.9x7      | Second | 7      | 6.9   |
| Loft             | 18.9x14.22 | Second | 14.22  | 18.9  |
| Bathroom 2       | 8.11x9.2   | Second | 9.2    | 8.11  |
| Bathroom 3       | 6.8x9.1    | First  | 9.1    | 6.8   |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security System, Smoke Detector(s)

**WindowFeatures:** Blinds

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

**Amenities:** Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks, Street Lights

**ExteriorFeatures:** Garden, Lighting, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Eat-in Kitchen, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Cement Siding

**Parking:** Driveway, Garage Door Opener

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, ShowingTime



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