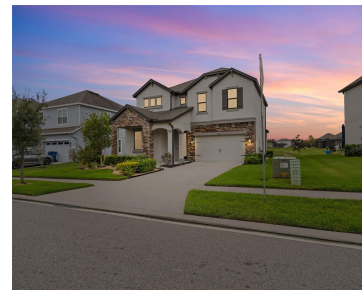


31046 PARROT REEF COURT WESLEY CHAPEL FL 33545

<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



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/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 3 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

Elementary School: Wesley Chapel Elementary-PO

High School: Wesley Chapel High-PO

Road Surface Type: Asphalt

Middle Or Junior School: Thomas E Weightman Middle-PO

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee: 245

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 Annual Amount: \$8,105

**Tax Other Annual Assessment
Amount:** 3036

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

Tax Lot: 77

Green Building Info

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

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
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	811x9.2	Second	9.2	811
Bathroom 3	6.8x9.1	First	9.1	6.8

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: 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

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, ShowingTime



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE