

31308 WRENCREST DRIVE WESLEY CHAPEL FL 33543

https://candiscarmichael.com



Motivated seller! Offering \$10,000 towards closing costs. Welcome to this beautifully upgraded 3-bedroom, 2-bath home with a 2-car garage, located in the highly desirable Meadow Pointe community of Wesley Chapel. This move-in ready home features a new roof (2021), new HVAC system (2022), fresh interior and exterior paint (2024), brand new back slider doors (Sept. [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1527 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8425655



Call us now

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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8425655>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1527 sq ft

Year built: 2003

ListOfficeName: CHARLES RUTENBERG
REALTY INC

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 7482 sq ft

SubdivisionName: MEADOW POINTE 03 PH 01
UNIT 1A

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



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Interior Features: Ceiling Fans(s), High Ceilings, Walk-In Closet(s)

Flooring: Luxury Vinyl

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Private Mailbox, Sidewalk, Sliding Doors

Roof: Shingle

Water Source: Public

Cooling: Central Air

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator

Laundry Features: In Garage

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Fencing: Vinyl, Wood

Utilities: Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: MEADOW POINTE 03 PH 01 UNIT 1A

Parcel Number: 34-26-20-0010-00500-0070

Levels: One

Direction Faces: East

Foundation Details: Slab

Construction Materials: Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 104

Association Fee Frequency: Annually

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$6,827

Tax Other Annual Assessment Amount: 2127

Tax Legal Description: MEADOW POINTE III PHASE 1 UNIT 1A PB 42 PG 101 BLOCK 5 LOT 7 OR 5300 PG 1039 OR 9491 PG 2923

Tax Lot: 7



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Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	20x25	First	25	20
Living Room	15x25	First	25	15
Kitchen	15x20	First	20	15

Amenities & Features

- Waterfront available:** No

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Lighting, Private Mailbox, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Walk-In Closet(s)
- GarageYN:** Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Microwave, Range, Refrigerator

Building Details

- NewConstructionYN:** No

Exterior material: Stucco
- Heating:** Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation
Equipment

Occupant Type: Owner

Showing Requirements: Combination Lock Box,
Gate Code Required



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