

31329 AMBERVIEW BEND WESLEY CHAPEL FL 33545

https://candiscarmichael.com



One or more photo(s) has been virtually staged. One of the few nearly-new townhomes under \$350K with a 2-car garage and resort amenities! RESORT-STYLE LIVING WITHOUT THE MAINTENANCE—YES, IT’S A THING. BUILT IN 2023, this 3 BEDROOM, 2.5 BATH townhome with a 2-CAR GARAGE delivers the kind of lifestyle that actually feels like a getaway. [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1818 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC
Status: Active

Office ID: MFR260000779
MLS ID: MFRTB8461863



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



Basics

Bathrooms Full: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 1850 sq ft

SubdivisionName: WESLEY RESERVE AT
CHAPEL CROSSING

GarageSpaces: 2

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1818 sq ft

Year built: 2023

ListOfficeName: CHARLES RUTENBERG
REALTY INC

ListAOR: mfrmls

Location Details

Township: 26

Elementary School: New River Elementary

High School: Wesley Chapel High-PO

Road Surface Type: Asphalt

Middle Or Junior School: Thomas E Weightman
Middle-PO

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

Patio And Porch Features: Front Porch, Rear Porch, Screened

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Rain Gutters, Sliding Doors

Security Features: Secured Garage/Parking

Architectural Style: Florida

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

Laundry Features: Electric Dryer Hookup, Inside, Laundry Closet, Upper Level

Parking Features: Garage Door Opener, Ground Level, Guest, Off Street

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Window Features: Blinds

Utilities: Electricity Connected, Public, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: In County, Landscaped, Level, Sidewalk, Paved

Property Details

Subdivision Name: WESLEY RESERVE AT CHAPEL CROSSING

Levels: Two

Builder Name: PULTE HOME COMPANY, LLC

Foundation Details: Slab

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

Parcel Number: 10-26-20-0040-00900-0010

Direction Faces: South

Builder Model: Sycamore

Construction Materials: Block, Frame

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Pool

Association Fee: 175

Association Fee Includes: Pool, Maintenance Structure, Maintenance Grounds

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1330

Tax Lot: 1

Tax Annual Amount: \$4,014

Tax Legal Description: CHAPEL CROSSING PARCEL 5 PB 85 PG 122 BLOCK 9 LOT 1

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	18.8x12	First	12	18.8
Primary Bedroom	13.5x16.3	Second	16.3	13.5
Bedroom 2	13.11x10.4	Second	10.4	13.11
Bedroom 3	9.5x12.11	Second	12.11	9.5
Kitchen	9.8x13.2	First	13.2	9.8

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Secured
Garage/Parking

WindowFeatures: Blinds

Utilities: Electricity Connected, Public,
Sewer Connected, Sprinkler Meter,
Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Electric
Water Heater, Microwave, Range,
Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community
Mailbox, Deed Restrictions, Fitness Center, Irrigation-
Reclaimed Water, Park, Playground, Pool, Sidewalks

ExteriorFeatures: Hurricane Shutters, Rain Gutters,
Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, In Wall
Pest System, Kitchen/Family Room Combo, Living
Room/Dining Room Combo, Open Floorplan,
PrimaryBedroom Upstairs, Solid Surface Counters,
Thermostat, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Florida **NewConstructionYN:** No

Heating: Central, Electric **Exterior material:** Block, Frame

Roof: Shingle **Parking:** Garage Door Opener, Ground Level, Guest, Off-street

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: ShowingTime



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