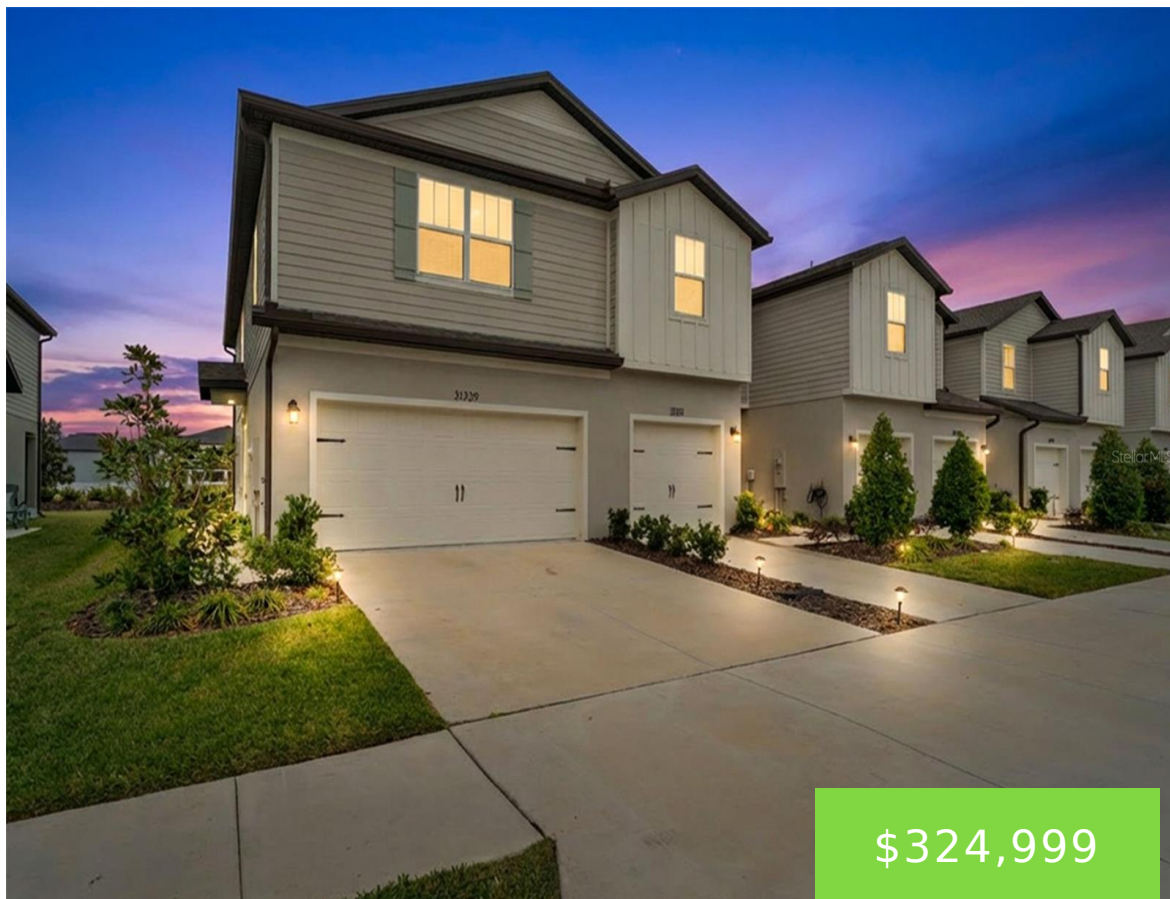


# 31329 AMBERVIEW BEND WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



\$324,999

One or more photo(s) has been virtually staged. You could buy new in the middle of nowhere and that's fine... I guess. Or you can snatch up this nearly new GORGEOUS MOVE-IN READY townhome! With incredibly affordable HOA fees and resort style amenities you'll fall in love poolside! . 2 CAR GARAGE with EV charging! [...]

- 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



### Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8461863>

---

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 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



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**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



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**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



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**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



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE