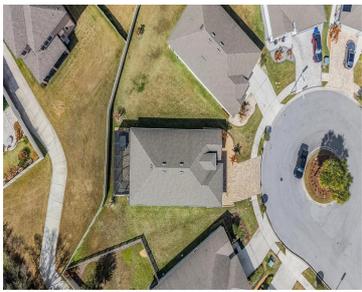


31364 TANSY BEND WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Epperson Ranch is a sought after 7.5 acre lagoon community that presents an exceptional lifestyle just beyond the confines of your home. As a resident, included in your HOA you'll enjoy High-speed (ULTRAFI) internet, premium cable, full yard maintenance including mowing, trimming, edging and lawn chemicals in this exclusive double gated section of the community. [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2057 sq ft



Courtesy of

Listing Office: FUTURE HOME REALTY INC

Status: Active

Office ID: MFR260011623

MLS ID: MFRTB8477056



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8477056>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 2057 sq ft

Year built: 2019

ListOfficeName: FUTURE HOME REALTY INC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 9140 sq ft

SubdivisionName: EPPERSON RANCH SOUTH PH 1C-2

GarageSpaces: 2

Location Details

Township: 25S

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Luxury Vinyl

Spa YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Public, Sewer Connected, Sprinkler Recycled, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Spa Features: Above Ground

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

Water Source: None

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: EPPERSON RANCH SOUTH PH 1C-2

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 20-25-34-0100-00800-0330

Direction Faces: Northeast

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee: 159

Association Fee Frequency: Monthly

Association Fee Includes: Cable TV, Pool, Internet, Maintenance Grounds

Association Amenities: Cable TV, Gated, Park, Playground, Pool

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



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$7,340

Tax Other Annual Assessment Amount: 2968

Tax Legal Description: EPPERSON RANCH SOUTH PHASE 1C-2 PB 75 PG 051 BLOCK 8 LOT 33

Tax Lot: 33

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	15x17	First	17	15
Bedroom 2	12x11	First	11	12
Bedroom 3	12x10	First	10	12
Bedroom 4	12x11	First	11	12
Living Room	13x20	First	20	13
Dinette	12x11	First	11	12
Kitchen	12x15	First	15	12

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Spa Features: Above Ground

ExteriorFeatures: Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

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

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Public, Sewer Connected, Sprinkler Recycled, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Supra Lock Box, Appointment Only, Gate Code Required, Lock Box Electronic, ShowingTime



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