

# 31477 WESTBURY ESTATES AVENUE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Welcome to Chapel Crossings, where modern comfort meets an active Florida lifestyle. Situated on a premium homesite in the sought after Westbury Estates, this beautifully maintained 4 bedroom, 3 bath residence with a dedicated office and 3 car garage offers the space, flexibility, and setting today's buyers are looking for. Inside, the home offers a [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2709 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8484401



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Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8484401>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2709 sq ft

**Year built:** 2023

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7445 sq ft

**SubdivisionName:** CHAPEL XINGS PCLS D & H

**GarageSpaces:** 3

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## Location Details

**Township:** 26S

**Road Responsibility:** Deeded Easement

**Middle Or Junior School:** Thomas E Weightman  
Middle-PO

**Road Surface Type:** Asphalt

**Elementary School:** New River Elementary

**High School:** Wesley Chapel High-PO

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## Property Features



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**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 3

**Fencing:** Fenced

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** CHAPEL XINGS PCLS D & H **Parcel Number:** 20-26-10-006.0-002.00-003.0

**Levels:** One

**Direction Faces:** North

**Foundation Details:** Slab

**Construction Materials:** Brick, Stucco

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

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## Association Information

**Association YN:** Yes

**Association Fee:** 560

**Association Fee Frequency:** Annually

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$11,623

**Tax Other Annual Assessment Amount:** 3668

**Tax Legal Description:** CHAPEL CROSSINGS PARCELS D & H PB 86 PG 139 BLOCK 2 LOT 3

**Tax Lot:** 3



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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	20x17	First	17	20
Bedroom 2	13x12	First	12	13
Bedroom 3	10x11	First	11	10
Bathroom 4	12x9	First	9	12
Office	9x11	First	11	9
Living Room	16x16	First	16	16
Kitchen	20x11	First	11	20

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Utilities:** Public

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Brick, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation  
Equipment

**Showing Requirements:** 24 Hour Notice, Appointment Only,  
Lock Box Electronic-CBS Code Required, See Remarks,  
ShowingTime



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