

# 31555 BLUE PASSING LOOP WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Welcome to low-maintenance Florida living in the highly sought-after Epperson community. This spacious townhome offers 3 bedrooms, 2.5 bathrooms, a 1-car garage, and an upstairs loft ideal for a home office, media space, or additional lounge area. The open-concept first floor seamlessly connects the kitchen, dining, and [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1760 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8506754



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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/TB8506754>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2594 sq ft

**SubdivisionName:** EPPERSON NORTH TWNHMS  
PH 4

**GarageSpaces:** 1

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1760 sq ft

**Year built:** 2021

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Living Room/Dining Room Combo, Primary Bedroom Upstairs

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Other

**Utilities:** Electricity Available, Other

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** EPPERSON NORTH TWNHMS PH 4

**Levels:** Two

**Builder Name:** Lenar

**Construction Materials:** Stucco, Frame

**Parcel Number:** 20-25-26-018.0-000.00-074.0

**Direction Faces:** North

**Foundation Details:** Slab

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Deed Restrictions, Dog Park

**Association Fee:** 293.96

**Association Fee Includes:** Cable TV, Internet, Maintenance Structure, Recreational Facilities

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## Fees & Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 1339

**Tax Lot:** 74

**Tax Annual Amount:** \$6,870

**Tax Legal Description:** EPPERSON NORTH TOWNHOMES PHASE 4 PB 79 PG 085 LOT 74



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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x12	Second	12	13
Living Room	15x14	First	14	15
Kitchen	9x13	First	13	9

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Dog Park

**Utilities:** Electricity Available, Other

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Other

**Features:** Living Room/Dining Room Combo, PrimaryBedroom Upstairs

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Frame, Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** ShowingTime



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