

31604 BLUE PASSING LOOP WESLEY CHAPEL FL 33545

https://candiscarmichael.com



Experience the ultimate Florida lifestyle in this well maintained waterfront townhome in the highly sought-after Epperson community. Imagine unwinding on your spacious lanai everyday! This home offers the perfect blend of comfort, convenience, and resort-style living. ***** The thoughtfully designed floor plan features a spacious kitchen with granite countertops, stainless steel appliances, a corner pantry, [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1597 sq ft



Courtesy of

Listing Office: FUTURE HOME REALTY INC
Status: Active

Office ID: MFR260011623
MLS ID: MFRO6415896



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6415896>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 3099 sq ft

View: Water

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1597 sq ft

Year built: 2021

SubdivisionName: EPPERSON NORTH TWNHMS
PH 4

ListOfficeName: FUTURE HOME REALTY INC **GarageSpaces:** 1

ListAOR: mfrmls

Location Details

Township: 25

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan

Flooring: Carpet, Ceramic Tile

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Sidewalk

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer

Laundry Features: Laundry Closet, Upper Level

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Shingle

View: Water

Sewer: Public Sewer

Heating: Electric

Property Details

Subdivision Name: EPPERSON NORTH TWNHMS PH 4

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 26-25-20-0180-00000-1790

Direction Faces: South

Construction Materials: Block

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 255.02

Association Fee Includes: Cable TV, Pool, Escrow Reserves Fund, Internet, Maintenance Structure, Maintenance Grounds, Management, Recreational Facilities

Community Features: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Golf Carts OK, Park, Playground, Pool, Restaurant, Sidewalks



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$6,414

Tax Other Annual Assessment Amount: 1339

Tax Legal Description: EPPERSON NORTH TOWNHOMES PHASE 4 PB 79 PG 085 LOT 179

Tax Lot: 1790

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	15x14	First	14	15
Dinette	12x10	First	10	12
Kitchen	13x9	First	9	13
Primary Bedroom	14x13	Second	13	14
Bedroom 2	11x11	Second	11	11
Bedroom 3	11x10	Second	10	11
Primary Bathroom		Second		
Bathroom 2		Second		
Bathroom 3		First		



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Golf Carts OK, Park, Playground, Pool, Restaurant, Sidewalks

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Sidewalk

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Appointment Only, Combination Lock Box, Lock Box Coded, ShowingTime



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