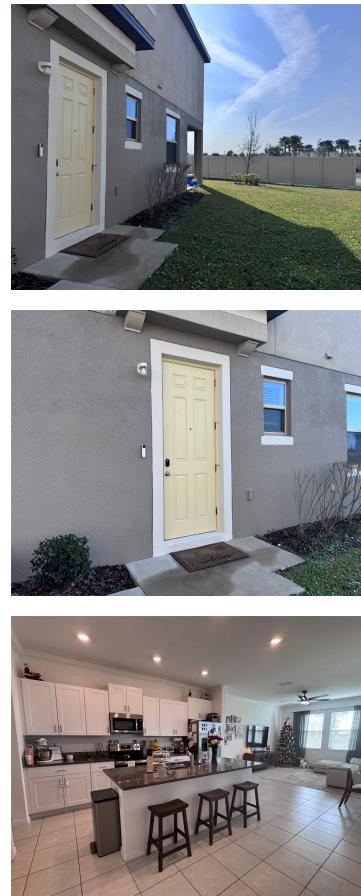


# 31779 BLUE PASSING LOOP WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Short Sale. This light and bright end-unit townhome offers 3 bedrooms, 2.5 baths, versatile loft, a total of 1,807 sq ft of well-designed living space plus a 2-car garage! Built in 2023, the open main level features a streamlined kitchen with a large island, stainless appliances, ample cabinetry, and a walk-in pantry, flowing effortlessly into [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1807 sq ft



## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Status:** Active

**Office ID:** MFR260019741

**MLS ID:** MFRTB8457342



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8457342>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1807 sq ft

**Year built:** 2023

**SubdivisionName:** EPPERSON NORTH TWNHMS  
PH 4

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 3959 sq ft

**View:** Garden

**ListOfficeName:** FUTURE HOME REALTY INC

**ListAOR:** mfrmls

## Location Details

**Township:** 25

**Road Surface Type:** Asphalt

**Elementary School:** Wesley Chapel Elementary-PO    **Middle Or Junior School:** Thomas E Weightman Middle-PO

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

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Kitchen/Family Room Combo, Primary Bedroom Upstairs, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Covered

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Other

**Roof:** Shingle

**Utilities:** BB/HS Internet Available, Cable Connected, Public, Sewer Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Room

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

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

**Fencing:** Vinyl

**Window Features:** Blinds

**View:** Garden

**Sewer:** Public Sewer

**Heating:** Central, Electric

## Property Details

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

**Levels:** Two

**Direction Faces:** Northeast

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 20-25-27-018.0-000.00-112.0

**Property Attached YN:** Yes

**Builder Name:** Lennar

**Construction Materials:** Block

## Association Information

**Association YN:** Yes

**Association Fee:** 293.96

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Cable TV, Internet, Maintenance Structure, Maintenance Grounds

**Association Amenities:** Cable TV, Clubhouse, Park, Playground, Pool

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



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## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 1338

**Tax Lot:** 112

**Tax Annual Amount:** \$4,983

**Tax Legal Description:** EPPERSON NORTH TOWNHOMES PHASE 4 PB 79 PG 085 LOT 112

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	Upper
Bedroom 2	Upper
Bedroom 3	Upper
Laundry	Upper

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Golf Carts OK, Park, Playground, Pool, Sidewalks

**ExteriorFeatures:** Other

**Features:** Ceiling Fans(s), Crown Molding, Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Cable Connected, Public, Sewer Connected

**Amenities:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, ShowingTime



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