

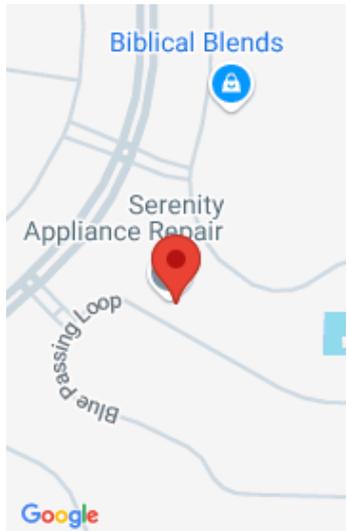
# 31901 BLUE PASSING LOOP WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



This 2022 built townhome is beautiful, and it's in the perfect place! The Epperson CDD has amazing resort amenities! The impressive lagoon is within walking distance, where you can swim, kayak, or paddleboard. The community is golf cart approved. There's also tidal pools, a dog park, swim-up bar, restaurant, family beach, and much more in [...]

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



## Call us now

Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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# Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRTB8303274

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2040 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:** 2022

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

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## Location Details

**Township:** 25

**Elementary School:** Wesley Chapel Elementary-PO

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

**Road Surface Type:** Asphalt

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

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Thermostat

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 1

**Exterior Features:** Lighting, Sidewalk

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

**Sewer:** Public Sewer

**Heating:** Central, Electric

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

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

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## Property Details

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

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 27-25-20-018.0-000.00-017.0

**Direction Faces:** Southwest

**Construction Materials:** Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Pool, Sidewalks

**Association Fee:** 292

**Association Fee Includes:** Escrow Reserves Fund, Internet, Maintenance Grounds, Pool, Recreational Facilities

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:** \$5,111

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

**Tax Lot:** 0170

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## Rooms

Room type	Level
Primary Bedroom	Second
Bedroom 2	Second
Bedroom 3	Second
Primary Bathroom	Second
Bathroom 2	Second
Kitchen	First
Living Room	First
Bathroom 3	First
Balcony/Porch/Lanai	First
Laundry	Second

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Pool, Sidewalks

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Sidewalk

**Features:** Ceiling Fans(s), Crown Molding, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Thermostat

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Lead Paint, Seller Property Disclosure, Sinkhole Disclosure

**Occupant Type:** Owner **Showing Requirements:** Appointment Only, Combination Lock Box, Lock Box Coded



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