

31940 BLUE PASSING LOOP WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhome in the highly desirable Epperson Lagoon community of Wesley Chapel, Florida. Built in 2022, this move-in-ready home offers modern construction, stylish finishes, and access to one of the most sought-after resort-style communities in the Tampa Bay area. The first floor features an open-concept layout that seamlessly connects [...]

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



Courtesy of

Listing Office: KELLER WILLIAMS TAMPA PROP.

Status: Active

Office ID: MFR771620

MLS ID: MFRTB8512607

Description



Call us now

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



Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 2003 sq ft

View: Water

ListOfficeName: KELLER WILLIAMS TAMPA
PROP.

ListAOR: mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1760 sq ft

Year built: 2022

SubdivisionName: EPPERSON NORTH
TWNHMS PH 4

GarageSpaces: 1

Location Details

Township: 25S

Elementary School: Wesley Chapel Elementary-PO

High School: Wesley Chapel High-PO

Road Surface Type: Paved

Middle Or Junior School: Thomas E
Weightman Middle-PO

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Enclosed, Rear Porch, Screened

Fireplace Features: Electric, Living Room

Garage YN: Yes

Garage Spaces: 1

Exterior Features: Sliding Doors

Utilities: Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

View: Water

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room, Upper Level

Fireplace YN: Yes

Parking Features: Driveway

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

Vegetation: Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: EPPERSON NORTH TWNHMS PH 4

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 20-25-27-018.0-000.00-140.0

Direction Faces: Northeast

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 293.96

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

Community Features: Community Mailbox, Deed Restrictions, Dog Park, Golf Carts OK, Golf, Park, Playground, Sidewalks



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,404

Tax Other Annual Assessment Amount: 1339

Tax Legal Description: EPPERSON NORTH TOWNHOMES PHASE 4 PB 79 PG 85 LOT 140

Tax Lot: 140

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	16x17.5	First	17.5	16
Kitchen	15.2x13.1	First	13.1	15.2
Dining Room		First		
Primary Bedroom	13x16.5	Second	16.5	13
Bedroom 2	11x13.11	Second	13.11	11
Bedroom 3	10.2x11.3	Second	11.3	10.2

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Community Mailbox, Deed Restrictions, Dog Park, Golf Carts OK, Golf, Park, Playground, Sidewalks

Utilities: Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available

Amenities: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Electric, High Ceilings, Kitchen/Family Room Combo, Living Room, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Supra Lock Box, Appointment Only, Call Listing Agent 2, Contact Call Center, Lock Box Electronic-CBS Code Required, See Remarks, ShowingTime



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