

31962 BLUE PASSING LOOP WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Live like you're on vacation every day in this stunning townhome located in the resort-style Crystal Lagoon community of Epperson! This 3-bedroom, 2.5-bath, 2-car garage home features an open and inviting floor plan with a modern kitchen showcasing granite countertops, stainless steel appliances, abundant cabinetry, and a spacious pantry. The main living area flows seamlessly [...]

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



Courtesy of

Listing Office: DALTON WADE INC

Status: Active

Office ID: MFR260031661

MLS ID: MFRTB8494282

Description



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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: 2754 sq ft

View: Water

ListOfficeName: DALTON WADE INC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1807 sq ft

Year built: 2022

SubdivisionName: EPPERSON NORTH TWNHMS PH 4

GarageSpaces: 2

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), Crown Molding, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Tile

Patio And Porch Features: Rear Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Other

Window Features: Blinds, Tinted Windows

Utilities: Electricity Connected, Public

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Filtration System

Laundry Features: Laundry Room, Upper Level

Parking Features: Electric Vehicle Charging Station(s), Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Architectural Style: Contemporary, Florida, Mid-Century Modern

View: Water

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: EPPERSON NORTH TWNHMS PH 4

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 20-25-27-0180-00000-1450

Direction Faces: Northeast

Construction Materials: Block, Stone, Frame

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Park, Pool, Trail(s)

Association Fee: 293.96

Association Fee Includes: Cable TV, Pool, Internet, Maintenance Grounds, Recreational Facilities

Community Features: Deed Restrictions, Golf Carts OK, Pool



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,731

Tax Other Annual Assessment Amount: 1338

Tax Legal Description: EPPERSON NORTH TOWNHOMES PHASE 4 PB 79 PG 085 LOT 145

Tax Lot: 145

Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	18x9	First	9	18
Living Room	17x12	First	12	17
Primary Bedroom	18x12	Second	12	18
Bedroom 2	9x12	Second	12	9
Bedroom 3	10x10	Second	10	10
Loft	13x12	Second	12	13

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Golf Carts OK, Pool

ExteriorFeatures: Other

Features: Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Blinds, Tinted Windows

Utilities: Electricity Connected, Public

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Water Filtration System

Building Details

ArchitecturalStyle: Contemporary, Florida, Mid-Century Modern

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Frame, Stone

Parking: Electric Vehicle Charging Station(s), Garage Door Opener

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Owner



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