

32010 BLUE PASSING LOOP WESLEY CHAPEL FL 33545  
<https://candiscarmichael.com>



CORNER UNIT! 3 BEDROOMS | 2.5 BATHS! Beautiful townhome located in the highly desirable EPPERSON community, offering modern, low-maintenance living. The open-concept main floor welcomes you with a bright and airy living and dining area that flows seamlessly into the kitchen, featuring stainless steel appliances, ample cabinetry, and a large island perfect for entertaining. Upstairs, [...]

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



Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC  
**Status:** Active

**Office ID:** MFR260000779  
**MLS ID:** MFRTB8516786



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



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 3479 sq ft

**SubdivisionName:** EPPERSON NORTH TWNHMS  
PH 4

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

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

**Year built:** 2021

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**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

**Interior Features:** Ceiling Fans(s)

**Flooring:** Carpet, Ceramic Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Utilities:** Cable Connected, Electricity Connected, Sewer  
Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Microwave, Range

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished



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THE STANDARD OF EXCELLENCE

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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:** 20-25-26-018.0-000.00-157.0

**Direction Faces:** North

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Clubhouse, Deed Restrictions, Dog  
Park, Golf Carts OK, Pool

**Association Fee:** 395

**Association Fee Includes:** Cable  
TV, Pool

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## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment  
Amount:** 1499

**Tax Lot:** 157

**Tax Annual Amount:** \$5,311

**Tax Legal Description:** EPPERSON NORTH  
TOWNHOMES PHASE 4 PB 79 PG 085 LOT 157

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## Rooms



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| Room type       | Level |
|-----------------|-------|
| Living Room     | First |
| Kitchen         | First |
| Primary Bedroom | Upper |

## Amenities & Features

- Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Deed Restrictions, Dog Park, Golf Carts OK, Pool

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Microwave, Range
- GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Ceiling Fans(s)

## Building Details

- NewConstructionYN:** No

**Exterior material:** Block, Stucco
- Heating:** Central, Electric

**Roof:** Shingle

## Miscellaneous

- Ownership:** Fee Simple

**Showing Requirements:** Supra Lock Box
- Occupant Type:** Owner