

4308 CAIROLI COURT WESLEY CHAPEL FL 33543

https://candiscarmichael.com



\$500,000



Welcome to 4308 Cairoli Court in Esplanade at Wiregrass Ranch – a premier 55+ maintenance-free community in Wesley Chapel. This impeccably maintained residence offers a blend of elegance and comfort with thoughtfully chosen upgrades throughout. Step inside and immediately notice the open, light-filled layout accented by tray ceilings in the den and other living areas, [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1694 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8434048



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



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8434048>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8550 sq ft

**SubdivisionName:** ESPLANADE AT WIREGRASS RANCH

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Area, sq ft:** 1694 sq ft

**Year built:** 2022

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 26S

**Road Surface Type:** Asphalt

**Elementary School:** Wiregrass Elementary **Middle Or Junior School:** John Long Middle-PO

**High School:** Wiregrass Ranch High-PO

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Ceramic Tile

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Architectural Style:** Florida

**Water Source:** Public

**Cooling:** Central Air

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

**Laundry Features:** Inside

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Other

**Window Features:** Blinds, Double Pane Windows, Insulated Windows, Shades, Storm Window(s), Window Treatments

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

**Sewer:** Public Sewer

**Heating:** Central

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## Property Details

**Subdivision Name:** ESPLANADE AT WIREGRASS RANCH

**Levels:** One

**Direction Faces:** West

**Construction Materials:** Block, Concrete, Stucco

**Parcel Number:** 20-26-17-008-0-000-00-023-0

**Property Attached YN:** Yes

**Foundation Details:** Slab

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

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Community Features:** Deed Restrictions

**Association Fee:** 480

**Association Amenities:** Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Playground, Pool, Security, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s)



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# Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$9,120

**Tax Other Annual Assessment Amount:** 2457

**Tax Legal Description:** ESPLANADE AT WIREGRASS RANCH PHASE I PB 82 PG 076 LOT 23

**Tax Lot:** 23

# Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	18x12	First	12	18
Bathroom 1	12x13	First	13	12
Dining Room	11x15	First	15	11
Kitchen	16x14	First	14	16
Living Room		First		

# Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions

**ExteriorFeatures:** Other

**Features:** Built-in Features, Ceiling Fans(s), High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds, Double Pane Windows, Insulated Windows, Shades, Storm Window(s), Window Treatments

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

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

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## Building Details

**ArchitecturalStyle:** Florida

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

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## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** ShowingTime

**Occupant Type:** Owner



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