

# 4407 ROSATTI ROAD WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



Welcome to 4407 Rosatti Road, where ease, elegance, and everyday comfort meet in Esplanade at Wiregrass Ranch, Wesley Chapel's most sought-after 55+ community. Set on a peaceful conservation lot, this beautifully upgraded three bedroom, two bathroom home offers 1,934 square feet of thoughtfully designed living space, all finished with luxury vinyl plank flooring throughout for [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1934 sq ft



## Courtesy of

**Listing Office:** COMPASS FLORIDA LLC

**Office ID:** MFR260033445

**Status:** Active

**MLS ID:** MFRTB8464300



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8464300>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Area, sq ft:** 1934 sq ft

**Lot size, sq ft:** 6430 sq ft

**Year built:** 2024

**View:** Trees/Woods

**SubdivisionName:** ESPLANADE/WIREGRASS RANCH PH

**ListOfficeName:** COMPASS FLORIDA LLC **GarageSpaces:** 2

**ListAOR:** mfrmls

## Location Details

**Township:** 26

**Road Surface Type:** Asphalt

## Property Features



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**Interior Features:** Coffered Ceiling(s), Crown Molding, Open Floorplan, Solid Surface Counters, Walk-In Closet(s)

**Flooring:** Luxury Vinyl

**Patio And Porch Features:** Enclosed, Screened

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Tile

**Vegetation:** Trees/Landscaped, Wooded

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Gas Water Heater, None, Refrigerator, Tankless Water Heater, Water Softener

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Rain Gutters

**Utilities:** Cable Available, Natural Gas Connected

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Conservation Area, Sidewalk

## Property Details

**Subdivision Name:** ESPLANADE/WIREGRASS RANCH PH

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 20-26-17-0090-00000-0580

**Direction Faces:** Southeast

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 1531

**Association Fee Frequency:** Quarterly

**Association Fee Includes:**

Cable TV, Internet, Maintenance Grounds, Trash

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Pool, Sidewalks, Tennis Court(s)

## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$4,026

**Tax Other Annual Assessment Amount:** 2547

**Tax Legal Description:** ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3 PB 87 PG 033 LOT 58

**Tax Lot:** 58

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## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	12x15	First	15	12
Living Room	16x17	First	17	16
Primary Bedroom	12x14	First	14	12
Bedroom 2	11x10	First	10	11
Bedroom 3	13x11	First	11	13
Den	11x10	First	10	11
Dining Room	11x10	First	10	11

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Pool, Sidewalks, Tennis Court(s)

**Utilities:** Cable Available, Natural Gas Connected

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Rain Gutters

**Amenities:** Dishwasher, Disposal, Gas Water Heater, None, Refrigerator, Tankless Water Heater, Water Softener

**Features:** Coffered Ceiling(s), Crown Molding, Open Floorplan, Solid Surface Counters, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, ShowingTime



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