

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

Status: Active

Office ID: MFR260033445

MLS ID: MFRTB8464300



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



Description

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

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 6430 sq ft

View: Trees/Woods

ListOfficeName: COMPASS FLORIDA LLC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1934 sq ft

Year built: 2024

SubdivisionName: ESPLANADE/WIREGRASS RANCH
PH

GarageSpaces: 2

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 Frequency: Quarterly

Association Fee: 1531

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 Other Annual Assessment Amount: 2547

Tax Lot: 58

Tax Annual Amount: \$4,026

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

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

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

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Rain Gutters

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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