

# 4533 ISONZO WAY WESLEY CHAPEL FL 33543

<https://candiscarmichael.com>



Welcome to refined, maintenance-free living in the coveted gated 55+ community of Esplanade at Wiregrass Ranch. Perfectly positioned on one of the community's most desirable oversized water-view homesites with tranquil conservation beyond, this beautifully appointed residence offers privacy, elegance, and resort-style living. This thoughtfully designed 3-bedroom, 3-bath home features private ensuite bathrooms for each bedroom, [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2301 sq ft



## Courtesy of

**Listing Office:** RE/MAX CHAMPIONS

**Status:** Active

**Office ID:** MFR285513935

**MLS ID:** MFRW7883832



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

### Virtual Tour:

<https://shoreline-imagery.aryeo.com/videos/019cde9a-6235-70f8-976a-405e99218c89>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2301 sq ft

**Year built:** 2024

**ListOfficeName:** RE/MAX CHAMPIONS

**ListAOR:** mfrmls

**Date added:** Added 6 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8712 sq ft

**SubdivisionName:** ESPLANADE/WIREGRASS RANCH PH

**GarageSpaces:** 2

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## Location Details

**Township:** 26S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Primary Bedroom Main Floor, Tray Ceiling(s)

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** Electricity Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Conservation Area

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Tankless Water Heater

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

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

**Levels:** One

**Builder Name:** Taylor Morrison

**Foundation Details:** Slab

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

**Parcel Number:** 20-26-17-009.0-000.00-187.0

**Direction Faces:** East

**Builder Model:** Lazio

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Clubhouse, Fitness Center, Gated, Pickleball Court(s), Playground, Pool, Recreation Facilities, Shuffleboard Court, Spa/Hot Tub, Tennis Court(s)

**Association Fee:** 1571

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Internet, Maintenance Grounds, Private Road, Recreational Facilities

**Community Features:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Sidewalks, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$12,022

**Tax Other Annual Assessment Amount:** 2913

**Tax Legal Description:** ESPLANADE AT WIREGRASS RANCH PHASES 2 & 3 PB 87 PG 033 LOT 187

**Tax Lot:** 187

## Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 1	11x16	First	16	11
Bedroom 2	11x12	First	12	11
Office	11x13	First	13	11
Dining Room	10x10	First	10	10
Living Room	16x22	First	22	16
Kitchen	12x20	First	20	12
Primary Bedroom	14x20	First	20	14

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Sidewalks, Tennis Court(s)

**Utilities:** Electricity Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Tankless Water Heater

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Crown Molding, Primary Bedroom Main Floor, Tray Ceiling(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Gate Code Required, See Remarks, ShowingTime



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