

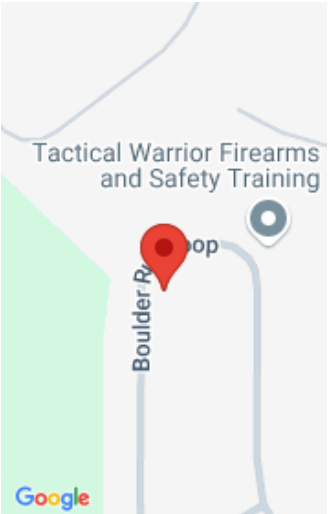
# 6722 BOULDER RUN LOOP WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Your Dream Home Awaits in Oak Creek - NEW ROOF INSTALLED December 2024. Designed for Comfort, Style, and Savings Imagine coming home to a place that offers the perfect blend of relaxation, space, and energy-saving features—all in the desirable Oak Creek community of Wesley Chapel. Welcome to your future sanctuary, a 4-bedroom, 2-bathroom Woodvine model [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2161 sq ft



### Call us now

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



---

## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8345437

---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8345437>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2161 sq ft

**Year built:** 2011

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 days ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6300 sq ft

**SubdivisionName:** OAK CRK A-C PH 02

**GarageSpaces:** 2

---

## Location Details

**Township:** 26

**Elementary School:** New River Elementary

**High School:** Zephyrhills High School-PO

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Raymond B Stewart Middle-PO

---

## Property Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

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

**Flooring:** Hardwood

**Garage YN:** Yes

**Garage Spaces:** 2

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Appliances:** Cooktop, Dishwasher, Disposal, Exhaust Fan, Range, Refrigerator, Wine Refrigerator

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Carport YN:** Yes

**Exterior Features:** Irrigation System, Lighting, Private Mailbox

**Utilities:** Cable Available, Electricity Available, Phone Available

**Sewer:** Public Sewer

**Heating:** Central

---

## Property Details

**Subdivision Name:** OAK CRK A-C PH 02

**Levels:** One

**Foundation Details:** Block, Slab

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

**Parcel Number:** 06 26 21 0030 00000 3560

**Direction Faces:** East

**Construction Materials:** Block

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Community Features:** Pool

**Association Fee:** 110

**Association Amenities:** Clubhouse, Pool

---

## Fees&Taxes

**Tax Year:** 2023

**Tax Other Annual Assessment Amount:** 988

**Tax Lot:** 356

**Tax Annual Amount:** \$6,332

**Tax Legal Description:** OAK CREEK PHASE TWO PB 62 PG 031 LOT 356 OR 8642 PG 1244



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Rooms

| Room type           | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Family Room         | 18x15      | First | 15     | 18    |
| Living Room         | 14x11      | First | 11     | 14    |
| Dining Room         | 12x12      | First | 12     | 12    |
| Kitchen             | 13x11      | First | 11     | 13    |
| Dinette             | 11x9       | First | 9      | 11    |
| Primary Bedroom     | 16x12      | First | 12     | 16    |
| Bedroom 2           | 12x11      | First | 11     | 12    |
| Bedroom 3           | 11x10      | First | 10     | 11    |
| Bedroom 4           | 12x12      | First | 12     | 12    |
| Balcony/Porch/Lanai | 15x8       | First | 8      | 15    |

## Amenities & Features



### Call us now

Phone: 727-888-3292

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



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Pool

**Utilities:** Cable Available, Electricity Available, Phone Available

**Amenities:** Cooktop, Dishwasher, Disposal, Exhaust Fan, Range, Refrigerator, Wine Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Irrigation System, Lighting, Private Mailbox

**Features:** Ceiling Fans(s)

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** Condominium Disclosure Available, Flood Disclosure, HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** Supra Lock Box, 24 Hour Notice



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE