

# 6812 ARAMON COURT WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



**\$280,000**



Welcome to this charming 3-bedroom, 2-bathroom home located in the heart of Wesley Chapel. Nestled in the highly desirable Bridgewater community, this residence offers the perfect blend of comfort, modern style, and everyday convenience. With easy access to top-rated schools, shopping, dining, and recreational amenities, it's an ideal choice for families or anyone seeking a [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1396 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8494031



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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/TB8494031>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1396 sq ft

**Year built:** 2004

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4888 sq ft

**SubdivisionName:** BRIDGEWATER PH 1 & 2

**GarageSpaces:** 2

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## Location Details

**Township:** 26S

**Elementary School:** Wesley Chapel Elementary-PO

**High School:** Wesley Chapel High-PO

**Road Surface Type:** Asphalt

**Middle Or Junior School:** Thomas E Weightman Middle-PO

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## Property Features



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**Interior Features:** Living Room/Dining Room Combo, Open Floorplan, Thermostat

**Flooring:** Ceramic Tile

**Patio And Porch Features:** Covered

**Waterfront Features:** Pond

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Utilities:** Cable Available, Electricity Available, Fiber Optics, Sewer Available, Sewer Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer

**Laundry Features:** Common Area

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** BRIDGEWATER PH 1 & 2

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 03-26-20-0030-00300-0360

**Direction Faces:** Northwest

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee:** 350

**Association Fee Frequency:** Quarterly

**Community Features:** Dog Park, Playground, Sidewalks

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$2,876

**Tax Other Annual Assessment Amount:** 1656

**Tax Legal Description:** BRIDGEWATER PHASE 1 AND 2 PB 48 PG 110 BLOCK 3 LOT 36

**Tax Lot:** 36



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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x14	First	14	12
Bedroom 1	10x10	First	10	10
Bathroom 2	10x10	First	10	10
Kitchen	12x12	First	12	12
Living Room	12x13	First	13	12

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Dog Park, Playground, Sidewalks

**Features:** Living Room/Dining Room Combo, Open Floorplan, Thermostat

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** Cable Available, Electricity Available, Fiber Optics, Sewer Available, Sewer Connected

**Amenities:** Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

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



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