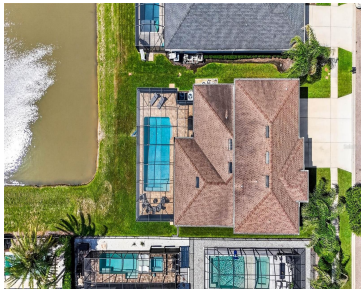


7109 BAY LAUREL COURT WESLEY CHAPEL FL 33545  
<https://candiscarmichael.com>



\$699,999



Exceptional living in Watergrass starts HERE in Cypress Bend! Welcome to Bay Laurel Ct, where thoughtful design, resort-style amenities, privacy, and beautiful water views come together. SELLER IS OFFERING A BUYER INCENTIVE! This move-in-ready home features 5 bedrooms, 3 full baths plus a half bath, a first-floor primary suite, a 3-car garage, NO REAR NEIGHBORS, [...]

- 5 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3173 sq ft



Courtesy of

**Listing Office:** SMITH & ASSOCIATES REAL ESTATE  
**Status:** Active

**Office ID:** MFR616100  
**MLS ID:** MFRTB8516314



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



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## Basics

**Bathrooms Full:** 3

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 3173 sq ft

**Year built:** 2019

**SubdivisionName:** WATERGRASS

**GarageSpaces:** 3

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 7274 sq ft

**View:** Water

**ListOfficeName:** SMITH & ASSOCIATES REAL ESTATE

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25

**Elementary School:** Watergrass Elementary-PO

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

**Road Surface Type:** Asphalt, Paved

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

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## Property Features



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**Interior Features:** Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Built-in Features

**Flooring:** Carpet, Ceramic Tile

**Patio And Porch Features:** Front Porch

**Pool Features:** Deck, Heated, In Ground, Lighting, Salt Water, Screen Enclosure, Tile

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Lighting, Rain Gutters, Sidewalk

**Security Features:** Smoke Detector(s)

**Utilities:** Public, Sewer Connected, Underground Utilities, Water Connected, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant

**View:** Water

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Oversized Lot, Sidewalk, Paved, Private

**Appliances:** Freezer, Ice Maker, Microwave, Refrigerator, Washer, Cooktop, Dishwasher, Disposal, Dryer

**Laundry Features:** Laundry Room

**Pool Private YN:** Yes

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Shades

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** WATERGRASS

**Levels:** Two

**Builder Name:** CalAtlantic

**Construction Materials:** Block, Stucco, Frame

**Parcel Number:** 36-25-20-0010-03400-0050

**Direction Faces:** East

**Foundation Details:** Slab

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

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## Association Information



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**Association YN:** Yes

**Association Fee:** 180

**Association Fee Frequency:** Annually

**Association Fee Includes:** Management

**Association Amenities:** Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Park, Pickleball Court(s), Playground, Pool, Tennis Court(s)

**Community Features:** Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$8,940

**Tax Other Annual Assessment Amount:** 2829

**Tax Legal Description:** WATERGRASS PARCEL D-1  
PB 68 PG 075 BLOCK 34 LOT 5

**Tax Lot:** 5

---

## Rooms



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| Room type       | Dimensions | Level  | Length | Width |
|-----------------|------------|--------|--------|-------|
| Living Room     | 19x18      | First  | 18     | 19    |
| Dinette         | 9x8        | First  | 8      | 9     |
| Office          | 10x10      | First  | 10     | 10    |
| Primary Bedroom | 18x14      | First  | 14     | 18    |
| Loft            | 22x15      | Second | 15     | 22    |
| Bedroom 2       | 12x11      | Second | 11     | 12    |
| Bedroom 3       | 13x11      | Second | 11     | 13    |
| Bedroom 4       | 12x11      | Second | 11     | 12    |
| Bedroom 5       | 13x11      | Second | 11     | 13    |
| Kitchen         | 20x10      | First  | 10     | 20    |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Shades

**PoolFeatures:** Deck, Heated, In Ground, Lighting, Salt Water, Screen Enclosure, Tile

**Features:** Built-in Features, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Lighting, Rain Gutters, Sidewalk

**Utilities:** Public, Sewer Connected, Underground Utilities, Water Connected, Cable Connected, Electricity Connected, Fiber Optics, Fire Hydrant

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Freezer, Ice Maker, Microwave, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Frame, Stucco

**Parking:** Garage Door Opener

**Heating:** Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Combination Lock Box, See Remarks, ShowingTime



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