

# 7360 POOL COMPASS LOOP WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



This 5-bedroom, 3-bath home with 2-car garage and bonus room is designed for entertaining! Located in the gated Epperson Ranch community, home of the first National Crystal Lagoon®, it combines luxury with practicality. The kitchen features quartz countertops, stainless steel appliances, pantry, and a large island with breakfast bar, opening to the family and dining [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2861 sq ft



## Courtesy of

**Listing Office:** FUTURE HOME REALTY INC

**Status:** Active

**Office ID:** MFR260011623

**MLS ID:** MFRTB8472410



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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/TB8472410>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2861 sq ft

**Year built:** 2019

**ListOfficeName:** FUTURE HOME REALTY INC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 10186 sq ft

**SubdivisionName:** EPPERSON RANCH SOUTH PH  
3A

**GarageSpaces:** 2

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## Location Details

**Township:** 25S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor

**Flooring:** Carpet, Laminate

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** EPPERSON RANCH SOUTH PH 3A **Parcel Number:** 20-25-34-016.0-000.00-147.0

**Levels:** Two

**Direction Faces:** East

**Foundation Details:** Slab

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee:** 225

**Association Fee Frequency:** Quarterly

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$10,239

**Tax Other Annual Assessment Amount:** 1923

**Tax Legal Description:** EPPERSON RANCH SOUTH PHASE 3B & 3C PB 77 PG 060 LOT 147

**Tax Lot:** 147



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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x15	First	15	13
Living Room	12x19	First	19	12
Kitchen	12x13	First	13	12
Bedroom 5	12x13	First	13	12
Game Room	20x17	Second	17	20

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**ExteriorFeatures:** Sidewalk

**Features:** Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Sewer Available, Sewer Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation  
Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, Call  
Before Showing



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