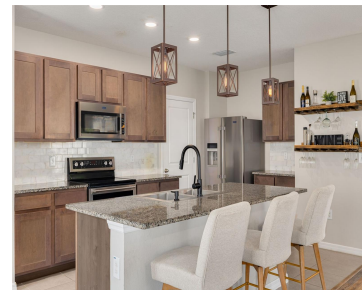


# 7518 TUSCAN BAY CIRCLE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Four bedrooms. Over 2,200 square feet. Gated lagoon community. \$400,000. This is the one your agent was about to text you. Located in the Tuscan Bay section of Epperson Ranch South, this 2,260 sq ft two-story home delivers a comfortable, open layout with room to grow. The main level features plank flooring, a shiplap accent [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Closed
- 2260 sq ft



## Courtesy of

**Listing Office:** KELLER WILLIAMS ST PETE REALTY

**Status:** Closed

**Office ID:** MFR260030730

**MLS ID:** MFRTB8486134



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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/TB8486134>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 5617 sq ft

**SubdivisionName:** EPPERSON RANCH SOUTH  
PH 1D-2

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2260 sq ft

**Year built:** 2018

**ListOfficeName:** KELLER WILLIAMS ST PETE  
REALTY

**ListAOR:** mfrmls

---

## Location Details

**Township:** 25

**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:** Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Upstairs, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl

**Patio And Porch Features:** Patio

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit, Yes

**Fencing:** Masonry, Vinyl

**Security Features:** Gated Community

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Room, Upper Level

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Fire Pit

**Roof:** Shingle

**Window Features:** Blinds

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** EPPERSON RANCH SOUTH PH 1D-2

**Levels:** Two

**Foundation Details:** Slab

**Parcel Number:** 20-25-34-006.0-011.00-014.0

**Direction Faces:** Southeast

**Construction Materials:** Block, Concrete, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Community Features:** Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Park, Playground, Pool, Sidewalks

**Association Fee:** 260.82

**Association Fee Includes:** Cable TV, Internet

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$6,809

**Tax Other Annual Assessment Amount:** 2520

**Tax Legal Description:** EPPERSON RANCH SOUTH PHASE 1D-2 PB 74 PG 074 BLOCK 11 LOT 14

**Tax Lot:** 14

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Bathroom 1	First
Primary Bedroom	Second
Primary Bathroom	Second
Bathroom 2	Second
Bedroom 1	Second
Bedroom 2	Second
Bedroom 3	Second
Loft	Second



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community

**WindowFeatures:** Blinds

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Park, Playground, Pool, Sidewalks

**ExteriorFeatures:** Fire Pit

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Thermostat, Walk-In Closet(s), Window Treatments

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Fire Pit, Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, ShowingTime



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