

# 7537 POOL COMPASS LOOP WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>

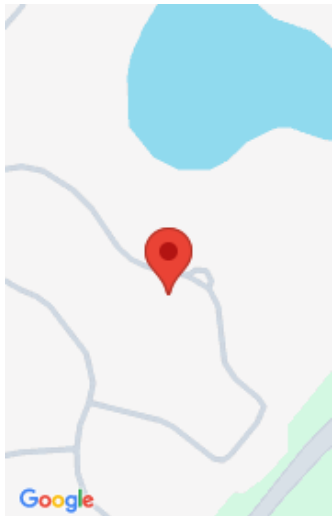


\$599,000



Welcome to resort-style living! This stunning home in Epperson Ranch offers a blend of luxury, comfort, and access to world-class amenities. With over \$60,000 in upgrades, this meticulously maintained property stands out with its attention to detail and premium finishes. Step through the grand foyer and be greeted by the stately iron staircase, one of [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2606 sq ft



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



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## Courtesy of

**Listing Office:** LPT REALTY

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRD6138048

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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/D6138048>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 4680 sq ft

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

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2606 sq ft

**Year built:** 2021

**ListOfficeName:** LPT REALTY

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**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), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Upstairs, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Luxury Vinyl

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Mailbox, Rain Gutters, Sidewalk

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

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Filtration System, Water Softener

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

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

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## Property Details

**Subdivision Name:** EPPERSON RANCH SOUTH PH 3B

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 20-25-34-0160-00000-1150

**Direction Faces:** Northeast

**Construction Materials:** Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 225

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

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## Fees&Taxes



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**Tax Year:** 2023

**Tax Annual Amount:** \$8,521

**Tax Other Annual Assessment Amount:** 2683

**Tax Legal Description:** EPPERSON RANCH SOUTH PHASE 3B & 3C PB 77 PG 060 LOT 115

**Tax Lot:** 115

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	Second

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

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

**Amenities:** Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator, Washer, Water Filtration System, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Private Mailbox, Rain Gutters, Sidewalk

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Walk-In Closet(s), Window Treatments



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Other Disclosures, Seller Property Disclosure

**Occupant Type:** Owner **Showing Requirements:** Appointment Only, Lock Box Electronic



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