

7604 POOL COMPASS LOOP WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



THIRD PRICE REDUCTION!!!! SELLER MOTIVATED!!!!!! Welcome to this stunning 4-bedroom, 3.5-bath home in the highly desirable Epperson Lagoon community, where modern comfort meets resort-style living. Built in 2020 and set on a peaceful conservation lot, this upgraded Pulte Citrus Grove floor plan has been thoughtfully designed to accommodate multi-generational living with ease. Step inside to [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2910 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFROM721811



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 3

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 2910 sq ft

Year built: 2020

SubdivisionName: EPPERSON RANCH SOUTH PH 3B & 3

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Lot size, sq ft: 6297 sq ft

View: Trees/Woods

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 25S

Elementary School: Wesley Chapel Elementary-PO

High School: Wesley Chapel High-PO

Road Surface Type: Paved

Middle Or Junior School: Thomas E Weightman Middle-PO

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Primary Bedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)

Flooring: Carpet, Tile, Vinyl

Patio And Porch Features: Covered, Front Porch, Rear Porch, Screened

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Number Limit, Size Limit, Yes

Roof: Shingle

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors

Utilities: BB/HS Internet Available, Electricity Connected, Public, Sewer Connected, Water Connected

View: Trees/Woods

Sewer: Public Sewer

Heating: Central

Lot Features: Conservation Area, In County, Paved

Property Details

Subdivision Name: EPPERSON RANCH SOUTH PH 3B & 3

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 34-25-20-0160-00000-1710

Direction Faces: Southwest

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities: Cable TV, Gated, Other, Playground

Association Fee: 260

Association Fee Includes: Cable TV



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$9,833

Tax Other Annual Assessment Amount: 2327

Tax Legal Description: EPPERSON RANCH SOUTH PHASE 3B & 3C PB 77 PG 060 LOT 171

Tax Lot: 171

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	12x19	First	19	12
Kitchen	13x15	First	15	13
Dining Room	13x13	First	13	13
Primary Bedroom	13x15	First	15	13
Office	12x13	First	13	12
Bonus Room	21x21	Second	21	21
Bedroom 1	14x14	Second	14	14
Bedroom 3	13x12	Second	12	13
Bedroom 4	13x11	Second	11	13



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Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, PrimaryBedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: BB/HS Internet Available, Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Dryer, Microwave, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Combination Lock Box

Occupant Type: Owner



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