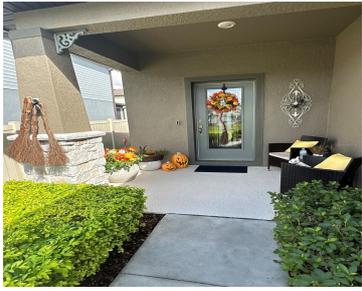


# 7616 YALE HARBOR DRIVE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



**\$395,000**



Welcome to the Tropic at Epperson in highly sought-after Wesley Chapel, where refined design, modern efficiency, and resort-style living come together seamlessly. THIS HOME HAS A BUILDER INSTALLED CENTRAL VACUUM SYSTEM. This beautifully upgraded, single-story residence offers an open-concept floor plan designed for both comfort and effortless entertaining. Featuring 3 spacious bedrooms, 2 full bathrooms, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1560 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8482092



### Call us now

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/TB8482092>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1560 sq ft

**Year built:** 2020

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

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5184 sq ft

**View:** Garden

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**ListAOR:** mfrmls

---

## 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

---

## Property Features



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**Interior Features:** Central Vacuum, Eat-in Kitchen, High Ceilings, In Wall Pest System, L Dining, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Stone Counters, Thermostat, Window Treatments

**Flooring:** Ceramic Tile

**Patio And Porch Features:** Enclosed

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Roof:** Shingle

**Window Features:** Shutters

**Utilities:** BB/HS Internet Available, Cable Connected, Fire Hydrant, Sprinkler Recycled, Water Connected

**View:** Garden

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Yard, Sidewalk

**Security Features:** Gated Community, Security System, Smoke Detector(s)

**Architectural Style:** Bungalow

**Vegetation:** Mature Landscaping, Oak Trees

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

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

**Parcel Number:** 34-25-20-0120-00000-0980

**Levels:** One

**Direction Faces:** Southwest

**Builder Name:** Pulte Homes

**Foundation Details:** Slab

**Construction Materials:** Block

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

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## Association Information



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**Association YN:** Yes

**Association Fee:** 234

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Internet, Management, Recreational Facilities

**Association Amenities:** Basketball Court, Cable TV, Gated, Maintenance, Playground, Trail(s)

**Community Features:** Community Mailbox, Deed Restrictions, Dog Park, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, None, Sidewalks, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$5,304

**Tax Other Annual Assessment Amount:** 2698

**Tax Legal Description:** EPPERSON RANCH SOUTH PHASE 3A PB 76 PG 088 LOT 98

**Tax Lot:** 98

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## Green Building Info

**Green Indoor Air Quality:** Contaminant Control

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## Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x12	First	12	13
Kitchen	13x14	First	14	13
Living Room	14x15	First	15	14



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Security System, Smoke Detector(s)

**WindowFeatures:** Shutters

**Utilities:** BB/HS Internet Available, Cable Connected, Fire Hydrant, Sprinkler Recycled, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Dog Park, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, None, Sidewalks, Street Lights

**ExteriorFeatures:** Private Yard, Sidewalk

**Features:** Central Vacuum, Eat-in Kitchen, High Ceilings, In Wall Pest System, L Dining, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Stone Counters, Thermostat, Window Treatments

---

## Building Details

**ArchitecturalStyle:** Bungalow

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment, Private Yard

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice, Appointment Only, Listing Agent Must Accompany, No Lockbox



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