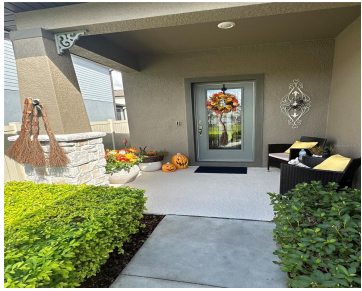


7616 YALE HARBOR DRIVE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



\$385,000



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



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8482092>

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 3 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

Levels: One

Builder Name: Pulte Homes

Construction Materials: Block

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

Direction Faces: Southwest

Foundation Details: Slab

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

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

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

Green Building Info

Green Indoor Air Quality: Contaminant Control

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

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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