

# 7655 SWEETER TIDE TRAIL WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Welcome to this beautifully upgraded home located in the highly sought-after Epperson Ranch community, known for its resort-style living and the nation's first Crystal Lagoon. This master-planned community offers an unmatched Florida lifestyle with crystal-clear blue waters, sandy beaches, kayaking, paddleboarding, walking trails, parks, golf cart-friendly streets, ULTRAFi high-speed internet, and year-round community events. Conveniently [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3316 sq ft



## Courtesy of

**Listing Office:** KELLER WILLIAMS TAMPA PROP.

**Status:** Active

**Office ID:** MFR771620

**MLS ID:** MFRTB8504803



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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/TB8504803>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Area, sq ft:** 3316 sq ft

**Year built:** 2019

**ListOfficeName:** KELLER WILLIAMS TAMPA  
PROP.

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 6960 sq ft

**SubdivisionName:** EPPERSON RANCH SOUTH  
PH 2H

**GarageSpaces:** 3

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## 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

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Laminate, Tile

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Sliding Doors

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

**Sewer:** Public Sewer

**Heating:** Central

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

**Laundry Features:** Inside, Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** EPPERSON RANCH SOUTH PH 2H **Parcel Number:** 20-25-34-013.0-024.00-002.0

**Levels:** Two

**Direction Faces:** Southeast

**Foundation Details:** Slab

**Construction Materials:** Stucco

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## Association Information

**Association YN:** Yes

**Association Fee:** 260

**Association Fee Frequency:** Quarterly

**Community Features:** Golf Carts OK, Park, Pool

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$8,874

**Tax Other Annual Assessment Amount:** 3582

**Tax Legal Description:** EPPERSON RANCH SOUTH PHASES 2H-1 & 2J-1 PB 76 PG 112 BLOCK 24 LOT 2

**Tax Lot:** 2



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## Rooms

Room type	Level
Living Room	First
Primary Bedroom	Second
Living Room	First
Bedroom 2	First
Bedroom 3	Second
Kitchen	First

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Golf Carts OK, Park, Pool

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sliding Doors

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Tray Ceiling(s), Walk-In Closet(s)

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**NewConstructionYN:** No

**Exterior material:** Stucco

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

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



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