

8204 PELICAN REED CIRCLE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Step into the sought-after Crystal Lagoon lifestyle with this beautifully maintained 2020-built D.R. Horton "Alex" model in Epperson Ranch South. This contemporary 3-bedroom, 2-bathroom home offers the perfect blend of modern efficiency and resort-style living. The heart of the home features an expansive open floorplan highlighted by high ceilings and a chef-inspired kitchen boasting stone [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1516 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8473827



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8473827>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 4680 sq ft

SubdivisionName: EPPERSON RANCH SOUTH

GarageSpaces: 2

Date added: Added 11 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1516 sq ft

Year built: 2020

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 25

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: Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Rear Porch

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Roof: Shingle

Window Features: Blinds, Drapes, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Fire Hydrant, Public, Sewer Connected, Underground Utilities

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Lot Features: Cleared, In County, Level, Sidewalk, Paved

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Security Features: Smoke Detector(s)

Architectural Style: Contemporary

Water Source: None

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: EPPERSON RANCH SOUTH

Levels: One

Builder Name: D R Horton

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 34-25-20-0150-02100-0440

Direction Faces: Northwest

Builder Model: Allex

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee: 112.95

Association Fee Frequency: Quarterly

Association Fee Includes: Cable TV, Pool, Internet

Association Amenities: Cable TV, Clubhouse, Fitness Center, Park, Pool, Recreation Facilities, Tennis Court(s)

Community Features: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$7,314

Tax Other Annual Assessment Amount: 2489

Tax Legal Description: Epperson Ranch South Phases 2F-2 AND 2G-2 PB 77 PG 054 Block 21 Lot 44

Tax Lot: 44

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x17	First	17	14
Kitchen	10x17	First	17	10
Primary Bedroom	14x14	First	14	14
Bedroom 2		First		
Bedroom 3	11x10	First	10	11

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

WindowFeatures: Blinds, Drapes, Window Treatments

Utilities: BB/HS Internet Available, Cable Connected, Fire Hydrant, Public, Sewer Connected, Underground Utilities

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Eat-in Kitchen, High Ceilings, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Contemporary

Heating: Central, Electric, Heat Pump

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Stucco

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Appointment Only, Call Listing Agent, See Remarks, ShowingTime



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