

# 8341 BOWER BASS CIRCLE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Welcome to 8341 Bower Bass Circle, an exquisite home nestled in the highly coveted Epperson Ranch community in Wesley Chapel!\*\* Home to the renowned Lagoon at Epperson, this unique neighborhood features a breathtaking 7.5-acre crystal-clear lagoon, offering the ultimate resort-style experience with sandy beaches and endless fun. [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2037 sq ft



## Courtesy of

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

**Status:** Active

**Office ID:** MFR771620

**MLS ID:** MFRTB8485536



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6264 sq ft

**SubdivisionName:** EPPERSON RANCH PH 6-1

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2037 sq ft

**Year built:** 2020

**ListOfficeName:** KELLER WILLIAMS TAMPA PROP.

**ListAOR:** mfrmls

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## Location Details

**Township:** 25S

**Road Surface Type:** Paved

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## Property Features

**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions

**Fencing:** Vinyl

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

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Sidewalk, Paved



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## Property Details

**Subdivision Name:** EPPERSON RANCH PH 6-1

**Parcel Number:** 20-25-27-003.0-000.00-068.0

**Levels:** One

**Direction Faces:** East

**Foundation Details:** Slab

**Construction Materials:** Block

**Listing Terms:** Cash, Conventional, FHA,  
Owner Financing, Private Financing Available, VA  
Loan

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## Association Information

**Association YN:** Yes

**Association Fee:** 236.22

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Cable TV, Internet

**Association Amenities:** Clubhouse,  
Fitness Center, Park, Playground, Pool,  
Recreation Facilities

**Community Features:** Clubhouse, Community  
Mailbox, Deed Restrictions, Dog Park, Golf Carts OK,  
Golf, Playground, Pool, Sidewalks, Tennis Court(s)

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$7,068

**Tax Other Annual Assessment  
Amount:** 3005

**Tax Legal Description:** EPPERSON RANCH PHASE  
6-1 PB 81 PG 001 LOT 68

**Tax Lot:** 68

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	11.6x13.6	First	13.6	11.6
Living Room	23.5x11.1	First	11.1	23.5
Primary Bedroom	14.5x14.6	First	14.6	14.5
Bedroom 1	11x11	First	11	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Golf Carts OK, Golf, Playground, Pool, Sidewalks, Tennis Court(s)

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

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Electric

**Roof:** Shingle

## Miscellaneous



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**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only,  
ShowingTime



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