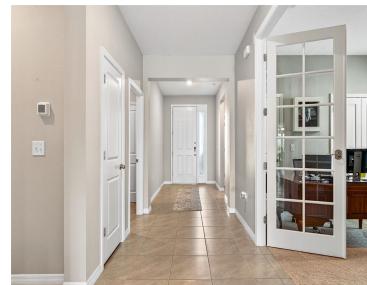


# 8382 BOWER BASS CIRCLE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Welcome to Epperson Ranch, home to the nation's first 7.5-acre Crystal Lagoon® and a community designed for fun, connection, and relaxation. This beautifully upgraded single-story home offers 4 bedrooms, 2.5 baths, and over 500 sq. ft. of additional outdoor living space—perfect for those who want more home, more lifestyle, and more value. Step inside and [...]

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



## Courtesy of

**Listing Office:** COMPASS FLORIDA LLC

**Office ID:** MFR249532121

**Status:** Active

**MLS ID:** MFRTB8458910



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Email: RealtorCandis@gmail.com



# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8458910>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 1 day ago

**Type:** Residential

**Bathrooms:** 3 baths

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

**Year built:** 2020

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

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 6100 sq ft

**View:** Water

**ListOfficeName:** COMPASS FLORIDA LLC

**ListAOR:** mfrmls

## Location Details

**Township:** 25

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Built-in Features, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Waterfront YN:** Yes

**Parking Features:** Driveway, Garage Door Opener

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**Laundry Features:** Inside, Laundry Room

**Waterfront Features:** Lake Front

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** French Doors, Hurricane Shutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

## Property Details

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

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 27-25-20-0030-00000-0780

**Direction Faces:** West

**Construction Materials:** Block, Concrete

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 248

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

**Community Features:** Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks



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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 2914

**Tax Lot:** 78

**Tax Annual Amount:** \$8,426

**Tax Legal Description:** EPPERSON RANCH PHASE 6-1 PB 81 PG 001 LOT 78

## Rooms

Room type	Level
Primary Bedroom	First
Kitchen	First
Living Room	First

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** French Doors, Hurricane Shutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Features:** Built-in Features, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)



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## Building Details

**New Construction YN:** No

**Exterior material:** Block, Concrete

**Parking:** Driveway, Garage Door Opener

**Heating:** Central, Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box, Appointment Only, Call Listing Agent, Showing Time



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