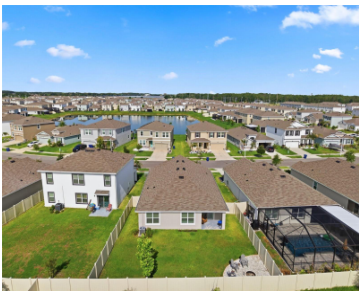


9014 FORGE BREEZE LOOP WESLEY CHAPEL FL 33545

https://candiscarmichael.com



Welcome to this beautifully maintained 4-bedroom, 2-bathroom home with a 2-car garage in the highly sought-after Epperson Ranch community! Built in 2023, this popular D.R. Horton Cali Model offers modern design, quality finishes, and an exceptional lifestyle centered around the renowned Epperson Lagoon. Step inside to discover an open-concept floor plan featuring extended tile flooring [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1846 sq ft



Courtesy of

Listing Office: FUTURE HOME REALTY INC

Status: Active

Office ID: MFR260011623

MLS ID: MFRW7886204



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/W7886204>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 1846 sq ft

Year built: 2023

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6600 sq ft

SubdivisionName: EPPERSON RANCH NORTH
POD F PH

ListOfficeName: FUTURE HOME REALTY INC

GarageSpaces: 2

ListAOR: mfrmls

Location Details

Township: 25S

Elementary School: Watergrass Elementary-PO

High School: Wesley Chapel High-PO

Road Surface Type: Paved

Middle Or Junior School: Thomas E
Weightman Middle-PO

Property Features



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Interior Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Stone Counters, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Rear Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Fire Pit, Hurricane Shutters

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: Inside, Laundry Room

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Fenced, Vinyl

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

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: EPPERSON RANCH NORTH
POD F PH

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA
Loan

Parcel Number: 20-25-27-017.0-000.00-279.0

Direction Faces: West

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency:
Quarterly

Association Amenities: Fitness
Center

Association Fee: 260.82

Association Fee Includes: Cable TV, Internet,
Recreational Facilities

Community Features: Clubhouse, Deed Restrictions, Dog
Park, Golf Carts OK, Park, Playground, Restaurant,
Sidewalks, Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 2787

Tax Lot: 279

Tax Annual Amount: \$7,782

Tax Legal Description: EPPERSON RANCH NORTH
POD F PHASE 5 PB 87 PG 128 LOT 279

Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 2	10x11	First	11	10
Bedroom 3	10x11	First	11	10
Bedroom 4	11x12	First	12	11
Dining Room	11x11	First	11	11
Living Room	15x16	First	16	15
Kitchen	18x13	First	13	18
Primary Bedroom	12x15	First	15	12

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Deed Restrictions, Dog Park, Golf Carts OK, Park, Playground, Restaurant, Sidewalks, Street Lights

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

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Fire Pit, Hurricane Shutters

Features: Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Stone Counters, Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block

Parking: Garage Door Opener

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Fire Pit

Occupant Type: Owner

Showing Requirements: ShowingTime



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