

# 9319 FORGE BREEZE LOOP WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Welcome to your new home in the highly sought-after community of Epperson Ranch! This stunning 2-story, all-concrete block constructed home offers 5 bedrooms, 3 bathrooms, and a spacious 2,447 sqft of living space. The large open-concept floor plan is perfect for modern living, with the kitchen seamlessly overlooking the living and dining areas. The kitchen [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2447 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRTB8450383

## Description



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



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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 4896 sq ft

**SubdivisionName:** EPPERSON RANCH

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2447 sq ft

**Year built:** 2023

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 25

**Elementary School:** Watergrass 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:** Ceiling Fans(s), Open Floorplan, Primary Bedroom Upstairs, Stone Counters, Thermostat

**Flooring:** Carpet, Ceramic Tile

**Pool Features:** Other

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Window Features:** Blinds, Low-Emissivity Windows

**Utilities:** Electricity Connected, Public, Underground Utilities

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Upper Level

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Shingle

**Architectural Style:** Contemporary

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central, Heat Pump

**Lot Features:** In County, Landscaped, Sidewalk, Paved

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## Property Details

**Subdivision Name:** EPPERSON RANCH

**Levels:** Two

**Builder Name:** DR Horton

**Foundation Details:** Slab

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

**Parcel Number:** 27-25-20-0170-00000-2920

**Direction Faces:** West

**Builder Model:** Robie

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Park, Playground, Pool

**Association Fee:** 247.19

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

**Community Features:** Deed Restrictions, Park, Playground, Pool

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## Fees&Taxes



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**Tax Year:** 2025

**Tax Annual Amount:** \$7,227

**Tax Other Annual Assessment Amount:** 1982

**Tax Legal Description:** EPPERSON RANCH NORTH  
POD F PHASE 5 PB 87 PG 128 LOT 292

**Tax Lot:** 297

## Rooms

Room type	Dimensions	Level	Length	Width
Bedroom 2	13x10	First	10	13
Great Room	14x11	First	11	14
Dining Room	11x15	First	15	11
Kitchen	11x14	First	14	11
Bedroom 5	11x11	Second	11	11
Bedroom 4	11x11	Second	11	11
Bedroom 3	11x11	Second	11	11
Loft	13x9	Second	9	13
Primary Bedroom	18x12	Second	12	18

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Park, Playground, Pool

**PoolFeatures:** Other

**Features:** Ceiling Fans(s), Open Floorplan, PrimaryBedroom Upstairs, Stone Counters, Thermostat

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds, Low-Emissivity Windows

**Utilities:** Electricity Connected, Public, Underground Utilities

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

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## Building Details

**ArchitecturalStyle:** Contemporary

**Heating:** Central, Heat Pump

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** ShowingTime



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