

9506 CRESCENT RAY DRIVE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



Happy New Year! Seller is offering an incentive towards buyers closing costs of \$10,000 with an acceptable offer if it is received on or before February 17th. Welcome Home!! Stunning and move in ready! Entering you will be greeted with the very spacious foyer entry. Followed by the fourth bedroom downstairs the perfect room for [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2601 sq ft



Courtesy of

Listing Office: COLDWELL BANKER REALTY

Status: Active

Office ID: MFR639511

MLS ID: MFRTB8454584



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8454584>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 6000 sq ft

SubdivisionName: EPPERSON NORTH VILLAGE
A-4B & A-4C

GarageSpaces: 2

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Area, sq ft: 2601 sq ft

Year built: 2024

ListOfficeName: COLDWELL BANKER
REALTY

ListAOR: mfrmls

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

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Primary Bedroom Upstairs, Stone Counters, Thermostat

Flooring: Carpet, Tile

Patio And Porch Features: Covered, Rear Porch

Attached Garage YN: Yes

Pets Allowed: Yes

Fencing: Vinyl

Security Features: Security System Owned, Smoke Detector(s)

Architectural Style: Contemporary

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

Laundry Features: Inside, Laundry Room, Upper Level

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Rain Gutters, Sidewalk, Sliding Doors

Roof: Shingle

Window Features: Blinds

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fire Hydrant, Public

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: In County, Sidewalk, Paved

Property Details

Subdivision Name: EPPERSON NORTH VILLAGE A-4B & A-4C

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 20-25-22-007.0-050.00-022.0

Direction Faces: South

Construction Materials: Block, Stucco, Frame

Association Information

Association YN: Yes

Association Fee: 247.17

Association Fee Frequency: Quarterly

Community Features: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$9,266

Tax Other Annual Assessment Amount: 2787

Tax Legal Description: EPPERSON NORTH VILLAGE A-4B AND A-4C PB 90 PG 133 BLOCK 50 LOT 22

Tax Lot: 22

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x15	Second	15	16
Bedroom 2	10x11	Second	11	10
Bedroom 3	10x11	Second	11	10
Bedroom 4	11x12	First	12	11
Kitchen	14x14	First	14	14
Great Room	14x20	First	20	14
Loft	11x12	Second	12	11
Dinette	8x18	First	18	8

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security System Owned, Smoke Detector(s)

WindowFeatures: Blinds

Utilities: Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fire Hydrant, Public

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks

ExteriorFeatures: Rain Gutters, Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, PrimaryBedroom Upstairs, Stone Counters, Thermostat

Building Details

ArchitecturalStyle: Contemporary

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Block, Frame, Stucco

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Supra Lock Box, ShowingTime

Occupant Type: Owner



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