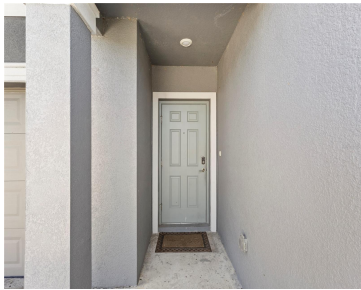


9639 BRANCHING SHIP TRACE WESLEY CHAPEL FL 33545

https://candiscarmichael.com



Welcome to this beautifully updated 6-bedroom, 3-bathroom, 3,326 sq ft lake-view home that perfectly blends space, comfort, and modern style. Enjoy stunning lake views from your main living areas, creating a serene backdrop to everyday living. The thoughtful layout includes an owner’s suite conveniently located on the first floor for maximum privacy, along with an [...]

- 6 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3326 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRW7880687



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 6 beds

Half baths: 0 half baths

Area, sq ft: 3326 sq ft

Year built: 2022

ListOfficeName: CHARLES RUTENBERG REALTY
INC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 8265 sq ft

SubdivisionName: EPPERSON NORTH
VILLAGE B

GarageSpaces: 2

Location Details

Township: 25S

Elementary School: Wesley Chapel Elementary-PO

High School: Wesley Chapel High-PO

Road Surface Type: Asphalt

Middle Or Junior School: Thomas E
Weightman Middle-PO

Property Features

Interior Features: Ceiling Fans(s)

Flooring: Carpet, Luxury Vinyl

Garage YN: Yes

Garage Spaces: 2

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Microwave, Refrigerator

Laundry Features: Laundry Room

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Utilities: Electricity Connected, Water Connected

Sewer: Public Sewer

Heating: Central



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: EPPERSON NORTH VILLAGE B

Levels: Two

Foundation Details: Block

Parcel Number: 20-25-23-006.0-030.00-004.0

Direction Faces: North

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Fee: 82.33

Association Fee Includes: Cable TV, Internet

Community Features: Clubhouse, Deed Restrictions, Dog Park, Golf Carts OK, Playground, Pool

Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment Amount: 1907

Tax Lot: 4

Tax Annual Amount: \$10,507

Tax Legal Description: EPPERSON NORTH VILLAGE B PB 88 PG 136 BLOCK 30 LOT 4

Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	16x18	First	18	16
Kitchen	14x11	First	11	14
Dining Room	8x18	First	18	8
Primary Bedroom	13x18	First	18	13
Bedroom 2	11x11	Second	11	11
Bedroom 3	14x11	Second	11	14
Bedroom 4	14x11	Second	11	14
Loft	20x20	Second	20	20
Bathroom 1		First		
Bedroom 5	12x11	Second	11	12
Bathroom 2		Second		
Bathroom 3		Second		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Deed Restrictions, Dog Park, Golf Carts OK, Playground, Pool

Features: Ceiling Fans(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Electricity Connected, Water Connected

Amenities: Dishwasher, Microwave, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Other Equipment: Irrigation Equipment **Showing Requirements:** Combination Lock Box, Go Direct



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