

9828 BRANCHING SHIP TRACE WESLEY CHAPEL FL 33545

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Back on market — buyer's financing fell through. MOTIVATED SELLER, Welcome to your stunning newer home(2023) in the highly desirable Epperson Lagoon, where Florida living meets resort-style luxury! This newer single-story home offers 4 spacious bedrooms, 2 full bathrooms, and a beautifully designed open floor plan that seamlessly connects [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1936 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRTB8473804



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8473804>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 7882 sq ft

SubdivisionName: EPPERSON NORTH - CRYSTAL LAGOON

GarageSpaces: 2

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1936 sq ft

Year built: 2023

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Location Details

Township: 25

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



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Garage YN: Yes

Garage Spaces: 2

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer

Laundry Features: Laundry Room

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Number Limit, Size Limit

Utilities: BB/HS Internet Available, Cable Connected, Public

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: EPPERSON NORTH - CRYSTAL LAGOON

Levels: One

Builder Name: Lennar

Foundation Details: Slab

Property Condition: Completed

Parcel Number: 23-25-20-0060-03200-0110

Direction Faces: North

Builder Model: HARTFORD

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Community Features: Dog Park, Golf Carts OK, Pool, Restaurant, Sidewalks

Association Fee: 131

Association Fee Includes: Cable TV, Internet

Fees&Taxes



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Tax Year: 2024

Tax Annual Amount: \$8,449

Tax Other Annual Assessment Amount: 2343

Tax Legal Description: EPPERSON NORTH VILLAGE
B PB 88 PG 136 BLOCK 32 LOT 11

Tax Lot: 11

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x23	First	23	14
Dinette	11x11	First	11	11
Kitchen	11x13	First	13	11
Primary Bedroom	12x17	First	17	12
Bedroom 2	11x10	First	10	11
Bathroom 3	10x10	First	10	10
Bathroom 4	11x10	First	10	11

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Dog Park, Golf Carts OK, Pool, Restaurant, Sidewalks

Features: Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: BB/HS Internet Available, Cable Connected, Public

Amenities: Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Vacant

Showing Requirements: Go Direct, See Remarks, ShowingTime



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