

9828 BRANCHING SHIP TRACE WESLEY CHAPEL FL 33545

https://candiscarmichael.com



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 the family room, kitchen, and dining [...]

- 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 2 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

Listing Terms: Cash, Conventional, FHA, VA Loan

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

Direction Faces: North

Builder Model: HARTFORD

Construction Materials: Block

Property Condition: Completed

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 Other Annual Assessment Amount: 2343

Tax Lot: 11

Tax Annual Amount: \$8,449

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