

# **\$530,000 - 7654 Abby Brooks Circle, WESLEY CHAPEL**

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MLS® #O6299728

**\$530,000**

5 Bedroom, 5.00 Bathroom, 3,059 sqft

Residential on 0.14 Acres

EPPERSON RANCH PH 5-2, WESLEY CHAPEL, FL

**\*\*This home has nearly 90k worth of builder and owner upgrades!\*\*** Welcome to this impressive, nearly new home built less than 3 years ago, featuring the beautiful Maronda Homes Carlisle floor plan. Ideally located just 5 minutes from I-75, this property offers easy access to downtown Tampa and nearby beaches. Nestled within the vibrant Epperson Ranch community of Wesley Chapel, this meticulously maintained two-story home offers over 3,000 square feet of thoughtfully designed living space, featuring 5 bedrooms plus an office/den, 4 full bathrooms, and a powder room. As you arrive, you are greeted by a charming stone-accented front elevation and a welcoming front garden. Inside, the open-concept layout seamlessly blends style and functionality. The spacious living areas showcase upgraded luxury EVP flooring, while crown molding adds a touch of elegance. The versatile den, enclosed with French doors, serves ideally as a home office or a cozy retreat. The private guest suite with a full bathroom offers comfort for visitors or multi-generational living, while a powder room adds convenience. The kitchen is designed for culinary enthusiasts, featuring a large center island, quartz countertops, upgraded 42-inch cabinetry, and a stylish LED lighting. The stainless-steel appliances include a refrigerator, microwave, dishwasher, cooktop, and oven, making meal preparation a delight. A spacious walk-in pantry offers ample



storage, and the adjacent dining area flows effortlessly into the living space, ideal for gatherings and everyday living. Upstairs, a spacious double loft area provides versatile living space, while the laundry room, complete with a washer and dryer, adds convenience. The master suite is a tranquil retreat with a tray ceiling, dual vanities, a soaking tub, a walk-in shower, and a generous walk-in closet. An additional Jack and Jill bathroom between two of the bedrooms makes for practical family living. Throughout the house, energy-efficient LED lighting, a whole-house water softener, and a reverse-osmosis drinking water filtration system add comfort and efficiency. Fully fenced backyard is a private oasis, with no back neighbors ensuring a peaceful and secluded atmosphere. The outdoor space is truly an entertainer's dream, featuring an extended, covered, screened lanai, a large paver patio, and a sparkling 12 x 24 ft swimming pool. Families will love the play area equipped with a swing and trampoline. A meticulously crafted organic garden offers a great space to grow vegetables, while practical features such as a French drain system, Gutters and irrigation system keep the landscape well-maintained. Living in Epperson Ranch means experiencing resort-style amenities every day. Residents enjoy access to the iconic Crystal Lagoon – the first residential lagoon in the U.S. – spanning 7.5 acres with swimming, relaxation areas, and various activities. The community also features Eagle Lake Park, a clubhouse available for private events, a dock with a kayak launch, playgrounds, dog parks, and a butterfly garden. The quarterly HOA fee covers high-speed internet with speeds up to 1 Gig and access to over 175 cable TV channels. All kitchen appliances and washer and dryer are included in the price. To ensure added peace of mind, seller will provide a complimentary 1-year home warranty to the buyer at closing.

Don't miss the chance to own this exceptional home in a community where every day feels like a vacation!

Built in 2022

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | O6299728                |
| Price          | \$530,000               |
| Sold Price     | \$515,000               |
| Sold Date      | June 3rd, 2025          |
| Bedrooms       | 5                       |
| Bathrooms      | 5.00                    |
| Full Baths     | 4                       |
| Half Baths     | 1                       |
| Square Footage | 3,059                   |
| Acres          | 0.14                    |
| Year Built     | 2022                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 7654 Abby Brooks Circle |
| Area        | Wesley Chapel           |
| Subdivision | EPPERSON RANCH PH 5-2   |
| City        | WESLEY CHAPEL           |
| County      | Pasco                   |
| State       | FL                      |
| Zip Code    | 33545-2227              |

**Amenities**

|              |     |
|--------------|-----|
| # of Garages | 2   |
| Has Pool     | Yes |

**Interior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Crown Molding, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Walk-In Closet(s) |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                                             |
|------------|-------------------------------------------------------------------------------------------------------------|
| Appliances | Cooktop, Dishwasher, Disposal, Electric Water Heater, Kitchen Reverse Osmosis System, Range, Water Softener |
| Heating    | Central, Electric                                                                                           |
| Cooling    | Central Air                                                                                                 |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Garden, Irrigation System, Outdoor Grill, Rain Gutters, Sliding Doors |
| Roof              | Shingle                                                               |
| Foundation        | Slab                                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 155              |
| Zoning         | MPUD             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | BEYCOME OF FLORIDA LLC |
|----------------|------------------------|

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