

\$809,990 - 31510 Colada Drift Way, WESLEY CHAPEL

MLS® #TB8300337

\$809,990

4 Bedroom, 3.00 Bathroom, 2,706 sqft

Residential on 0.25 Acres

EPPERSON RANCH SOUTH PH 3B & 3,
WESLEY CHAPEL, FL

Welcome to your dream home in the highly sought-after gated Epperson Lagoon Community! *Equipped with Hurricane Shutters & Generator Connection Installed* Special promotion for Buyers Displaced by Hurricane Helene & Milton. This beautifully upgraded, 1-story, 4 bedroom, 3 bathroom pool home offers resort-style living with an array of impressive features. Situated on a pie-shaped lot at the end of a cul-de-sac, this property boasts not only a saltwater pool and spa but also expansive outdoor spaces on both sides of the home, providing unmatched privacy and potential for creative outdoor living. Equipped with low voltage lighting on several areas to light up the garden and palm trees at sunset.

Enjoy 180-degree panoramic pond views from your private outdoor oasis, complete with a heated pool and spa with Pebble Tec finish, mini rain curtain waterfall, and Travertine deck. The screened-in lanai houses a full **outdoor kitchen featuring a built-in grill, refrigerator, and custom cabinetry, perfect for hosting summer gatherings. A lighted retractable awning adds both style and function, providing shade from the Florida sun while enjoying the pool during the day, and creating a well-lit ambiance for evening relaxation by the water. Extend your outdoor living into the cooler months with a paved firepit area, or use the generous side yard for a dog run or other



creative uses. The front of the back of the house also has low-voltage lighting around the outside of the home!

Step inside to find a chef's kitchen that will impress even the most discerning cooks. Outfitted with brand new stainless steel appliances, a large pantry, wine fridge, and a beverage station, this kitchen opens to a light-filled family room and a cozy café dining area. The espresso wood cabinetry and Quartz countertops add a touch of luxury, while the smart home features like the Wi-Fi-enabled garage motor, irrigation system, and smart pool controls bring convenience to your everyday life.

The master suite is a true retreat with ample space, including a sitting area, and an en-suite bath with elegant finishes. The additional bedrooms are generously sized, perfect for family or guests.

Other notable upgrades include ceramic tile flooring, epoxy-coated garage floors, custom crown molding and trim throughout, a brand new generator with a switch built right in the breaker panel and landscape lighting that enhances the curb appeal of this home.

Located just minutes from Interstate 75, Wiregrass Mall, and Advent Health, this home combines peaceful suburban living with easy access to Tampa's best shopping, dining, and entertainment. You'll also enjoy all the perks of living in the Epperson Lagoon Community, with exclusive access to the 7-acre Crystal Lagoon, featuring sandy beaches, paddle boarding, kayaking, live music events, and resident-only celebrations.

Don't miss out on this move-in-ready gem with a quarterly HOA fee that includes cable and ultra-fi internet. Book your private tour

today and make this exceptional home yours!
ALL TV'S INCLUDED!

Built in 2019

Essential Information

MLS® #	TB8300337
Price	\$809,990
Sold Price	\$809,990
Sold Date	December 2nd, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,706
Acres	0.25
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	31510 Colada Drift Way
Area	Wesley Chapel
Subdivision	EPPERSON RANCH SOUTH PH 3B & 3
City	WESLEY CHAPEL
County	Pasco
State	FL
Zip Code	33545-5195

Amenities

Amenities	Clubhouse, Fence Restrictions, Gated, Playground, Pool, Trail(s), Vehicle Restrictions
Parking	Tandem
# of Garages	3
View	Pool, Trees/Woods, Water
Waterfront	Lake
Has Pool	Yes

Interior

Interior Features	Crown Molding, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Stone Counters, Thermostat
Appliances	Bar Fridge, Cooktop, Dishwasher, Dryer, Exhaust Fan, Microwave, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric, Family Room

Exterior

Exterior Features	Awning(s), Irrigation System, Outdoor Kitchen, Rain Gutters, Sliding Doors
Lot Description	Cul-De-Sac, Landscaped, Sidewalk
Roof	Shingle
Foundation	Block, Slab

School Information

Elementary	Wesley Chapel Elementary-PO
Middle	Thomas E Weightman Middle-PO
High	Wesley Chapel High-PO

Additional Information

Date Listed	September 20th, 2024
Days on Market	161
Zoning	MPUD

Listing Details

Listing Office	FRANK ALBERT REALTY
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