

\$349,900 - 32956 Pez Landing Lane, WESLEY CHAPEL

MLS® #TB8302653

\$349,900

3 Bedroom, 3.00 Bathroom, 1,758 sqft

Residential on 0.07 Acres

UNION PARK PH 7F1 & 7F2, WESLEY CHAPEL, FL

Seller is paying for a 2/1 mortgage buydown which greatly reduces your mortgage payment in year one and year two by hundreds of dollars. If this interests you, please call me or have your agent call me for details. HIGHLY MOTIVATED SELLER due to an UNEXPECTED NEED to assist Family Members in their hometown of Cincinnati, this BRAND-NEW Union Park (great schools) Townhome built in May 2024 is being sold. The seller Loved the Neighborhood and planned on being here forever, so after closing on the home had the ENTIRE INTERIOR PAINTED, SCREENED IN THE LANAI, and also had 6 HIGHER END CEILING FANS INSTALLED in all 3 Bedrooms, the Loft, Great Room and Lanai. Their unexpected situation is YOUR OPPORTUNITY to own this DR Horton Vale floorplan located in this Completely Sold-out community. WORRY FREE LIVING WITH BUILDER WARRANTY STILL IN PLACE.

Set on a SERENE POND and CONSERVATION lot, this property offers unmatched Tranquility. Imagine enjoying your morning coffee or unwinding after a long day on your Screened Lanai, overlooking the Peaceful Pond. The calm waters and lush greenery provide a relaxing backdrop, making every moment spent outdoors feel like a retreat. With 1,758 sq ft of thoughtfully designed space, this 3-Bedroom, 2.5-Bathroom townhome offers both Style and



Functionality. The open-concept GREAT ROOM FLOORPLAN on the first floor is perfect for Entertaining or Relaxing with Family. The large great room, with plenty of room for your big-screen TV, overlooks the Pond, creating a perfect spot to relax or host guests. The Kitchen is a Cook's Paradise, featuring Abundant Cabinetry, Granite Countertops, a Large Island Breakfast Bar, and a Spacious Pantry. There's even room for a Dinette Table, making the Kitchen Well Designed and Functional.

The entire first level features Sleek Ceramic Tile Flooring, offering Durability, Easy Maintenance, and a Modern look. You'll love how the tile stays cool in the Florida heat, making it both Practical and Luxurious. Plus, Newly Installed Ceiling fans keep the home Cool, add Energy Efficiency, and ensure a comfortable breeze year-round. Upstairs, the VERSATILE LOFT space can be transformed into a Home Office, Exercise Area, Craft Room, or an additional spot to unwind with a good movie. The Primary Bedroom is a true retreat, offering stunning views of the pond, TWO SPACIOUS WALK-IN CLOSETS, DUAL SINKS, and a WALK-in SHOWER. The two Additional Bedrooms are light, bright, and share a convenient JACK AND JILL BATHROOM, perfect for family or guests. Ceiling fans in every bedroom provide added comfort and airflow, while the Upstairs Washer and Dryer make laundry a breeze! This townhome also comes with a one-car garage and a driveway that fits two additional cars—providing ample parking for guests or multiple drivers. You'll enjoy the convenience of parking close especially when unloading groceries! Living in Union Park means you have access to INCREDIBLE AMENITIES, including CLUBHOUSE, TWO POOLS, FITNESS CENTER, DOG PARK, PLAYGROUND, and more. The community offers a WONDERFUL LIFESTYLE, and

itâ€™s located in a Fantastic School District, perfect for families. Plus, with Quick access to Major roads, you can easily reach USF, Hospitals, Two Shopping Malls, a Variety of Restaurants, downtown Tampa, and Tampa International Airport. This townhome combines MODERN LIVING, a PEACEFUL SETTING, and an UNBEATABLE LOCATIONâ€™donâ€™t miss this RARE OPPORTUNITY!

Built in 2024

Essential Information

MLS® #	TB8302653
Price	\$349,900
Sold Price	\$340,000
Sold Date	February 3rd, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,758
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Townhouse
Status	Sold

Community Information

Address	32956 Pez Landing Lane
Area	Zephyrhills/Wesley Chapel
Subdivision	UNION PARK PH 7F1 & 7F2
City	WESLEY CHAPEL
County	Pasco
State	FL
Zip Code	33543-7407

Amenities

Amenities	Clubhouse, Fitness Center, Lobby Key Required, Park, Playground, Pool, Recreation Facilities
Parking	Garage Door Opener
# of Garages	1
View	Trees/Woods, Water

Interior

Interior Features	Ceiling Fan(s), Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Split Bedroom, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Sidewalk, Sliding Doors
Lot Description	Conservation Area, Landscaped, Sidewalk
Roof	Shingle
Foundation	Block

School Information

Elementary	Double Branch Elementary
Middle	John Long Middle-PO
High	Wiregrass Ranch High-PO

Additional Information

Date Listed	September 13th, 2024
Days on Market	238
Zoning	MPUD

Listing Details

Listing Office	BHHS FLORIDA PROPERTIES GROUP
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