

\$299,999 - 30618 Birdhouse Drive, WESLEY CHAPEL

MLS® #TB8336638

\$299,999

3 Bedroom, 2.00 Bathroom, 1,158 sqft

Residential on 0.13 Acres

CHAPEL PINES PH 1A, WESLEY CHAPEL,
FL

Chapel Pines in Wesley Chapel provides an exceptional opportunity to experience the area's thriving community at an unbeatable price, making it an ideal choice for budget-conscious homebuyers. Wesley Chapel, a rapidly growing suburb celebrated for its modern amenities, top-rated schools, and vibrant atmosphere—this charming 3-bedroom, 2 bath home offers both comfort and convenience. Spanning 1,158 square feet of living space, this residence boasts NO Carpet, NEWER Roof (2018), and NEWER A/C (2018) for peace of mind! As you approach, the front-facing two-car garage with elegant coach lights leads you to a welcoming portico entrance with a transom window. Inside, laminate flooring flows throughout the living areas, enhancing the home's appeal. From the spacious living room, pass through archways to the kitchen and bedrooms. The kitchen features a breakfast bar, pantry, and an inviting dining space, while sliding glass doors open to the rear patio and backyard with an abundance of fruit trees and offers a tranquil wooded view. Down the hallway, a utility closet with washer and dryer hookups adds convenience. The primary bedroom features a deep standard closet, private sliding doors to the backyard, and an ensuite bath with a vanity and shower. Two additional spacious bedrooms come with ceiling fans and built-in closets, providing ample storage. Enjoy NO CDD fees and LOW HOA, all while being 3



minutes from the NEW Publix (2024), minutes from Walmart Supercenter, Wiregrass Mall, Tampa Premium Outlets, KRATE at The Grove, Epperson Lagoon Water Park, ice skating rinks, cinemas, hospitals, medical facilities, and world-class dining. Just five minutes away, Wesley Chapel District Park offers 143 acres of recreation, including athletic fields, a playground, tennis and basketball courts, picnic areas, a fitness trail, and a scenic fishing pond. With easy access to I-75, commuting to downtown Tampa, MacDill AFB, St. Pete, Gulf beaches, and even Orlando’s theme parks (just 1.5 hours away) are a breeze. Don’t miss this opportunity—schedule your showing today and start making memories in your new home!

Built in 2002

Essential Information

MLS® #	TB8336638
Price	\$299,999
Sold Price	\$285,000
Sold Date	June 5th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,158
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	30618 Birdhouse Drive
Area	Wesley Chapel
Subdivision	CHAPEL PINES PH 1A
City	WESLEY CHAPEL

County	Pasco
State	FL
Zip Code	33545-1305

Amenities

# of Garages	2
View	Trees/Woods

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sidewalk, Sliding Doors
Lot Description	Conservation Area, In County, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	January 10th, 2025
Days on Market	273
Zoning	MPUD

Listing Details

Listing Office	MIHARA & ASSOCIATES INC.
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