

\$3,500 - 7316 Pool Compass Loop, WESLEY CHAPEL

MLS® #TB8363070

\$3,500

4 Bedroom, 3.00 Bathroom, 2,601 sqft

Residential Lease on 0.15 Acres

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

Welcome to Life at the Lagoon! Rental Home with four bedrooms, three full bathrooms, two-car garage, in 2,600 sq. ft. with a screened-in lanai and a view of the pond. This fairly new home, built by MI Homes, will be ready April 15, 2025! Upgraded with the stone exterior + front porch, the ultra-gourmet kitchen cooktop & hood vent, custom backsplash, stainless steel appliances, granite countertops, tray ceilings, custom lighting, custom closet shelves, a bathtub + walk-in shower =walk-in closet in the primary suite (upstairs), all wood-look tile flooring in the first floor, a full third bathroom, and so much more! Located in the gated Epperson South Lagoon Community, in close proximity to the Lagoon, Publix, Starbucks, and Rent includes Lagoon Membership, High-Speed Internet and Cable. Dogs allowed, no Cats. The HOA offers Ultra-Fi (internet speed: 500+mbps/500+mbps). Crystal Lagoon Membership Fee is included with your rent. The closest Elementary Schools are Innovation Preparatory Academy and Wesley Chapel Elementary School. The nearest high schools are Kirkland Academy of Innovation High School and Wesley Chapel HS. The property is in the Epperson North Lagoon Community, featuring "Street Leaf" (solar street lights), home of the first Crystal Lagoon, where Residents have access to Elam Park & the dock at King Lake, Paddle Boarding, Kayaking, a Wibit Obstacle Course,



Cabanas, Sandy Beaches, Live Music Events, Swim Up Bar and Resident Only Events. The Lagoon is like an Outdoor Clubhouse. The Holiday/Seasonal Events include Trivia Night, Family Night, Movies on the Lawn, Sounds of Summer (live music series), Karaoke, Pumpkin Patch in November, Golf Cart parades, Cinco de Mayo Resident only celebration, Fourth of July Resident Only celebration and much more. The Epperson Community Amenities include an Eagle’s Nest Part, a dog park, and golf cart paths. This home is located about 10 minutes away from KRATE (the new outdoor mall), 35 minutes north of Downtown Tampa, 45 minutes from Tampa International Airport, and 90 minutes from Orlando and Walt Disney World. The nearby Florida Hospital Center Ice offers ice skating, hockey games, and skating lessons. For outdoor recreation, residents can explore the nearby Video Tour on YouTube.

Built in 2021

Essential Information

MLS® #	TB8363070
Price	\$3,500
Sold Price	\$3,500
Sold Date	April 17th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,601
Acres	0.15
Year Built	2021
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Leased

Community Information

Address	7316 Pool Compass Loop
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Area	Wesley Chapel
Subdivision	EPPERSON RANCH SOUTH PH 3B & 3
City	WESLEY CHAPEL
County	Pasco
State	FL
Zip Code	33545-5256

Amenities

Amenities	Cable TV, Fence Restrictions, Gated, Park, Playground, Pool
# of Garages	2
Waterfront	Lake

Interior

Interior Features	Ceiling Fan(s)
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Range Hood, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2

School Information

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

Additional Information

Date Listed	March 19th, 2025
Days on Market	151

Listing Details

Listing Office	FRANK ALBERT REALTY
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