

\$3,000 - 30950 Parrot Reef Court, WESLEY CHAPEL

MLS® #TB8381719

\$3,000

3 Bedroom, 2.00 Bathroom, 2,099 sqft

Residential Lease on 0.15 Acres

EPPERSON RANCH SOUTH PH 2H-1,
WESLEY CHAPEL, FL

Welcome to Life at the Lagoon! This beautiful spacious home features 3 bedrooms and a huge Den/Study with 2 bathrooms and an oversized screened-in Lanai. The primary bedroom is decorated with an accent wall and ceiling fan chandelier. The other bedrooms also have ceiling fans. The kitchen has stainless steel appliances, a custom backsplash and granite countertops. The flooring is Vinyl Plank in the main areas and carpet in the bedrooms. The lanai overlooks the pond, imagine sitting here at sunset enjoying the beautiful pink skies. This home is move in ready! Rent includes Cable & High-Speed Internet: Ultra-Fi (internet speed: 400+mbps/400+mbps).

Crystal Lagoon Membership Fee is Tenant responsibility: \$104 per quarter (mandatory). The closest Elementary Schools are Innovation Preparatory Academy, Kirkland K-8, Wesley Chapel Elementary & Watergrass Elementary. The nearest high schools are Kirkland Academy of Innovation High School and Wesley Chapel HS. LIFE AT THE LAGOON is like nothing else! The property is in the gated Epperson South Lagoon Community, featuring "Street Leaf" (solar streetlights), home of the first Crystal Lagoon, where Residents have access to: 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 Happy Hour, 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, an hour and a half from Orlando and Walt Disney World. Shopping malls such are just 15 minutes away. Schedule a private tour today! Security Deposit is equal to one month’s rent. Max 2 pets allowed: \$500 Pet Deposit for 1st pet, \$100 Deposit for second Pet. No exotic animals and no aggressive breed dogs allowed. No smoking. Tenant is responsible for all utilities, lawn mowing, pest control and lagoon fee of \$104 per quarter. 12-month lease preferred. 9-month lease available upon request, with additional terms. Video tour available upon request. This will be available for occupancy on June 20th, 2025.

Built in 2018

Essential Information

MLS® #	TB8381719
Price	\$3,000
Sold Price	\$3,000
Sold Date	June 27th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,099
Acres	0.15

Year Built	2018
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Leased

Community Information

Address	30950 Parrot Reef Court
Area	Wesley Chapel
Subdivision	EPPERSON RANCH SOUTH PH 2H-1
City	WESLEY CHAPEL
County	Pasco
State	FL
Zip Code	33545-5146

Amenities

# of Garages	2
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Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

School Information

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

Additional Information

Date Listed	May 2nd, 2025
Days on Market	172

Listing Details

Listing Office	FRANK ALBERT REALTY
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Listing information last updated on October 27th, 2025 at 1:09am EDT