

\$495,000 - 9316 Crescent Ray Drive, WESLEY CHAPEL

MLS® #TB8401245

\$495,000

4 Bedroom, 3.00 Bathroom, 2,208 sqft

Residential on 0.14 Acres

EPPERSON NORTH VILLAGE A-1 A-2 A-3,
WESLEY CHAPEL, FL

PRICE IMPROVED! BETTER THAN NEW!
SEE Matterport 3D walk through! DON'T WAIT
TO BUILD! This M/I HOMES Miranda floorplan
outshines the competition with unmatched
craftsmanship, premium UPGRADES, and
thoughtful design. Built in 2023 and
meticulously maintained, this 4-bedroom,
3-bath, 2-car garage home offers over 2,200
sq ft of light-filled living space in the highly
desirable Epperson Lagoon community.

Inside, discover OVER \$100K in upgrades,
beginning at the stunning front door and
continuing with 8-foot doors throughout,
wide-plank luxury flooring, and custom lighting.
The GOURMET kitchen is a chef's dream
with a spacious island, dual ovens, cooktop,
quartz counters, stainless appliances, RO
water filter, designer backsplash, and an
added pantry. The premium 4-door refrigerator
features a Beverage Center, dual auto ice
makers, and a versatile Flex Zone.

The open-concept layout flows effortlessly into
a generous family room, with modern powered
shades on the triple sliding doors and in the
owner's suite. The private owner's
retreat offers DUAL walk-in closets and a
spa-inspired space with LARGE SHOWER,
dual sinks, comfort-height toilets, and LED
mirrors. Two additional bedrooms share a
stylish full bath with dual sinks, while the fourth
bedroom and third bath create an ideal guest



suite or secluded home office.

Step outside to your extended, screened lanai with built-in speakers and a FULLY FENCED backyard—perfect for pets, play, or future outdoor upgrades. Smart-home tech, energy-efficient construction, and a 50 Amp GENERATOR-READY inlet add comfort and peace of mind. The home is located in an X flood zone, outside evacuation areas, and includes a transferable structural warranty for true worry-free ownership.

Live every day like you’re on vacation in Epperson, home to the nation’s first 7.5-acre CRYSTAL LAGOON—with sandy beaches, a swim-up bar, water slides, and kayak rentals. Residents enjoy ULTRAFi gig-speed internet, golf-cart paths, parks, and top-rated schools, with shopping, dining, and I-75 minutes away.

Why wait to build? Experience resort-style living today—schedule your private tour and make this STUNNING M/I Home yours! See floorplan in photos! Buyers to verify room sizes

Built in 2023

Essential Information

MLS® #	TB8401245
Price	\$495,000
Sold Price	\$475,000
Sold Date	September 29th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,208
Acres	0.14
Year Built	2023
Type	Residential

Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	9316 Crescent Ray Drive
Area	Wesley Chapel
Subdivision	EPPERSON NORTH VILLAGE A-1 A-2 A-3
City	WESLEY CHAPEL
County	Pasco
State	FL
Zip Code	33545-4965

Amenities

Amenities	Clubhouse, Fence Restrictions, Recreation Facilities
Parking	Driveway, Garage Door Opener
# of Garages	2
View	Garden

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Refrigerator, Washer, Water Softener
Heating	Central, Electric
Cooling	Central Air, Humidity Control
# of Stories	1

Exterior

Exterior Features	Garden, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered
Lot Description	In County, Landscaped, 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	June 27th, 2025
Days on Market	85
Zoning	MPUD

Listing Details

Listing Office	KELLER WILLIAMS REALTY- PALM H
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