

# **\$399,999 - 26944 Affirmed Drive, WESLEY CHAPEL**

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MLS® #TB8356979

**\$399,999**

4 Bedroom, 2.00 Bathroom, 1,956 sqft

Residential on 0.15 Acres

LEXINGTON OAKS VILLAGE, WESLEY CHAPEL, FL

Welcome to this METICULOUSLY MAINTAINED 4-bedroom, 2-bathroom home with a 2-car garage, nestled in the sought-after community of Lexington Oaks, with breathtaking POND + GOLF COURSE VIEWS in the FULLY FENCED BACKYARD! Offering both comfort + charm, this home is perfect for those who love NATURE, space, and modern conveniences. Step inside to find VAULTED CEILINGS, NATURAL LIGHT, and many stunning UPDATES! NEW INTERIOR PAINT (2025). The RENOVATED KITCHEN (2022) boasts beautiful cabinetry + countertops, ensuring a stylish and functional space. Additional updates include a NEWER ROOF (2019), HOT WATER HEATER (2020), NEWER WASHER + DRYER (2022), a NEW DISHWASHER (2025), REMODELED secondary bathroom (2022), stunning outdoor LANDSCAPING, + many additional touches! One of the standout features is the large FLORIDA ROOM, offering the perfect indoor-outdoor living experience with serene views of the LUSH BACKYARD. A true GARDENER'S DELIGHT, the property boasts mango, avocado, guava, pomegranate, and banana trees, plus pineapple plants—all nurtured by a RAIN BARREL SYSTEM. A nesting pole for bluebirds adds to the natural charm, and a backyard STORAGE SHED provides extra convenience. Beyond the home, enjoy LOW HOA fees and a LOW CDD. The property is NOT located in a flood zone.



The community offers an array of AMENITIES, including a 175,000-gallon POOL + SPLASH PAD, a 2,400 sq. ft. FITNESS CENTER, basketball & tennis courts, a playground, walking trails, + MORE! Located just minutes from the popular Wesley Chapel Grove, Tampa Premium Outlets, and an endless number of restaurants, Lexington Oaks is a convenient location to enjoy shopping, entertainment, and dining, while remaining tucked away in this established, private neighborhood, spanning 800+ acres & only 1 mile from I-75 in sought-after Pasco County!

Built in 2001

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8356979               |
| Price          | \$399,999               |
| Sold Price     | \$380,000               |
| Date Sold      | June 4th, 2025          |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,956                   |
| Acres          | 0.15                    |
| Year Built     | 2001                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 26944 Affirmed Drive      |
| Area        | Zephyrhills/Wesley Chapel |
| Subdivision | LEXINGTON OAKS VILLAGE    |
| City        | WESLEY CHAPEL             |
| County      | Pasco                     |
| State       | FL                        |
| Zip Code    | 33544                     |

## Amenities

|              |                                                                           |
|--------------|---------------------------------------------------------------------------|
| Amenities    | Basketball Court, Fitness Center, Park, Playground, Pool, Tennis Court(s) |
| # of Garages | 2                                                                         |
| View         | Golf Course, Water                                                        |

## Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer                                                                                                              |
| Heating           | Central                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                      |
| # of Stories      | 1                                                                                                                                                                                |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Private Mailbox, Rain Barrel/Cistern(s), Sidewalk, Sliding Doors |
| Roof              | Shingle                                                          |
| Foundation        | Slab                                                             |

## School Information

|            |                             |
|------------|-----------------------------|
| Elementary | Veterans Elementary School  |
| Middle     | Cypress Creek Middle School |
| High       | Cypress Creek High-PO       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 195              |
| Zoning         | MPUD             |
| HOA Fees       | 87.8             |
| HOA Fees Freq. | Annually         |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | SMITH & ASSOCIATES REAL ESTATE |
|----------------|--------------------------------|

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