

\$299,999 - 31355 Amberview Bend, WESLEY CHAPEL

MLS® #TB8390371

\$299,999

3 Bedroom, 3.00 Bathroom, 1,762 sqft

Residential on 0.04 Acres

CHAPEL XING PRCL 5, WESLEY CHAPEL,
FL

One or more photo(s) has been virtually staged. Exceptional Living Starts HERE in Wesley Reserve! A short distance from the premiere amenities of Chapel Crossings featuring a lazy river, pool, tennis courts, fitness center and clubhouse is your new 3 bed, 2.5 bath townhome. Step into the first floor with tile flooring and fall for the abundant light. The kitchen features stainless steel appliances, quartz countertops, shaker cabinetry and a glass door pantry with upgraded shelving. The living room has already been upgraded with an accent wall and the first floor half bath is convenient to visitors and owner alike. The sliding glass doors pour in natural light all day long where you can enjoy sitting outside or stay in and have a private view of the landscaped backyard. Your exterior maintenance and roof are handled for you! This property was even outfitted with hurricane panels! Venture upstairs for the 3 large bedrooms and 2 full baths + laundry closet. The primary suite has an ensuite bath with walk-in shower, walk in closet, linen closet, and so much space. The additional 2 bedrooms are across this split floorplan and share bathroom 2. Each has abundant closet space. This townhome is in pristine condition with pride of ownership throughout. Ready to be yours- inquire today!

Built in 2023



Essential Information

MLS® #	TB8390371
Price	\$299,999
Sold Price	\$290,000
Date Sold	July 3rd, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,762
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Townhouse
Style	Contemporary, Florida
Status	Sold

Community Information

Address	31355 Amberview Bend
Area	Wesley Chapel
Subdivision	CHAPEL XING PRCL 5
City	WESLEY CHAPEL
County	Pasco
State	FL
Zip Code	33545

Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Park, Playground, Pool, Trail(s)
Parking	Driveway, Garage Door Opener
# of Garages	1

Interior

Interior Features	Ceiling Fans(s), High Ceilings, Open Floorplan, PrimaryBedroom Upstairs, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Cooktop, Dishwasher, Dryer, Exhaust Fan, Freezer, Ice Maker, Microwave, Refrigerator, Washer
Heating	Electric

Cooling	Central Air
# of Stories	2
Furnished	Unfurnished

Exterior

Exterior Features	Lighting, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Landscaped, Level, Sidewalk, Paved
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	May 30th, 2025
Days on Market	121
Zoning	MPUD
HOA Fees	168.39
HOA Fees Freq.	Monthly

Listing Details

Listing Office	SMITH & ASSOCIATES REAL ESTATE
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