

\$290,000 - 31386 Amberview Bend, WESLEY CHAPEL

MLS® #TB8326834

\$290,000

2 Bedroom, 3.00 Bathroom, 1,451 sqft

Residential on 0.03 Acres

WESLEY RESERVE AT CHAPEL
CROSSINGS, WESLEY CHAPEL, FL

Exceptional Living Starts HERE in this 2 bed, 2.5 bath townhome located in the Wesley Reserve of Chapel Crossings! LOW ASSUMABLE RATE AVAILABLE ON THIS PROPERTY - - This stunning townhome is abundant in natural light & just over 1yr young with full exterior, roof, and lawn maintenance done by the association. Be a part of this coveted section of Chapel Crossings with its lazy river, pickleball courts, pool, clubhouse, and recreation trails and parks. This townhome is freshly painted and deep cleaned with an open first floor with your living room leading out through the sliding glass doors to a huge backyard space! This row of townhomes is desirable for not having immediate rear neighbors and a large park space behind it. The kitchen has stainless steel appliances and the dining/living area is easily accessible in the open floor plan. House has a Culligan water treatment system in the garage! First floor also has a convenient half bath and access to the one-car garage. Venture upstairs to the split design with two large bedrooms BOTH with walk in closet and ensuite bath. A landing area splits the two rooms & laundry is also on the second floor making for easy access. Chapel Crossings with its abundance of amenities is located off of SR-54 and I-75 with quick, easy travel downtown and to all the Tampa Bay beaches and attractions. Be just 30 min from all downtown events and venues including Amalie Arena, The Straz Center, our famous



Riverwalk, Armature Works, the St. Pete Dali Museum, USF-Tampa, Busch Gardens - the list goes on! In Wesley Chapel enjoy being close to The Grove, Krate, and Wiregrass Mall as well as the downtown Wesley Chapel area in development. Baycare and Advent Hospitals are close by as well Johns Hopkins Childrens Hospital & Orlando Health Hospital + a free-standing ER all coming soon! Crunch Fitness, Publix, and additional retail are close by. There is nothing left out of this prime location-we look forward to welcoming you to our community!

Built in 2023

Essential Information

MLS® #	TB8326834
Price	\$290,000
Sold Price	\$290,000
Date Sold	May 2nd, 2025
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	0.03
Year Built	2023
Type	Residential
Sub-Type	Townhouse
Style	Contemporary, Florida
Status	Sold

Community Information

Address	31386 Amberview Bend
Area	Wesley Chapel
Subdivision	WESLEY RESERVE AT CHAPEL CROSSINGS
City	WESLEY CHAPEL
County	Pasco
State	FL

Zip Code	33545
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Amenities

Amenities	Clubhouse, Fitness Center, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s)
# of Garages	1
View	Park/Greenbelt

Interior

Interior Features	High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Ice Maker, Microwave, Refrigerator, Washer
Heating	Electric
Cooling	Central Air
Furnished	Unfurnished

Exterior

Exterior Features	Lighting, Shade Shutter(s), Sidewalk, Sliding Doors, Sprinkler Metered
Lot Description	Oversized Lot, Sidewalk, Paved, Private
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	December 5th, 2024
Days on Market	258
Zoning	MPUD
HOA Fees	167
HOA Fees Freq.	Monthly

Listing Details

Listing Office	SMITH & ASSOCIATES REAL ESTATE
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