

# \$374,990 - 31895 Anchor Point Drive, WESLEY CHAPEL

MLS® #TB8314367

## \$374,990

3 Bedroom, 3.00 Bathroom, 1,734 sqft  
Residential on 0.13 Acres

EPPERSON CRYSTAL LAGOON TWNHMS,  
WESLEY CHAPEL, FL



Under Construction. Welcome to your dream home in Epperson Ranch! This exquisite 3-bedroom, 2.5-bathroom luxury townhome offers the perfect blend of modern elegance and a maintenance-free lifestyle. Step inside to find an open-concept living space bathed in natural light, featuring high ceilings and upscale finishes throughout. The gourmet kitchen is a chef's delight, boasting stainless steel appliances, sleek countertops, and a spacious island, making it ideal for entertaining. The inviting living area flows seamlessly to a private patio, perfect for enjoying the beautiful Florida weather, with the added benefit of privacy as an end unit. Retreat to the lavish primary suite, complete with a spa-like en-suite bathroom featuring dual vanities and a large walk-in shower. Two additional bedrooms provide ample space for family or guests, complemented by a stylish full bathroom.

Built in 2024

### Essential Information

|            |                    |
|------------|--------------------|
| MLS® #     | TB8314367          |
| Price      | \$374,990          |
| Sold Price | \$366,490          |
| Date Sold  | October 27th, 2025 |
| Bedrooms   | 3                  |
| Bathrooms  | 3.00               |

|                |              |
|----------------|--------------|
| Full Baths     | 2            |
| Half Baths     | 1            |
| Square Footage | 1,734        |
| Acres          | 0.13         |
| Year Built     | 2024         |
| Type           | Residential  |
| Sub-Type       | Townhouse    |
| Style          | Contemporary |
| Status         | Sold         |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 31895 Anchor Point Drive       |
| Area        | Wesley Chapel                  |
| Subdivision | EPPERSON CRYSTAL LAGOON TWNHMS |
| City        | WESLEY CHAPEL                  |
| County      | Pasco                          |
| State       | FL                             |
| Zip Code    | 33545                          |

### Amenities

|              |                                                    |
|--------------|----------------------------------------------------|
| Amenities    | Clubhouse, Gated, Park, Playground, Pool, Trail(s) |
| Parking      | Driveway, Garage Door Opener                       |
| # of Garages | 2                                                  |
| View         | Trees/Woods                                        |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | High Ceilings, Smart Home, Thermostat                         |
| Appliances        | Dishwasher, Disposal, Electric Water Heater, Microwave, Range |
| Heating           | Central, Electric                                             |
| Cooling           | Central Air                                                   |
| # of Stories      | 2                                                             |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Sidewalk, Sliding Doors                   |
| Lot Description   | Sidewalk, Street Dead-End, Paved, Private |
| 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    | October 25th, 2024 |
| Days on Market | 273                |
| Zoning         | MPUD               |
| HOA Fees       | 472.15             |
| HOA Fees Freq. | Monthly            |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | DRB GROUP REALTY, LLC |
|----------------|-----------------------|

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Listing information last updated on October 29th, 2025 at 3:20am EDT