

# **\$325,000 - 7405 Stonebrook Circle, WESLEY CHAPEL**

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MLS® #TB8377804

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,587 sqft

Residential on 0.10 Acres

WATERGRASS PRCL F-2, WESLEY CHAPEL, FL

Exceptional & MAINTENANCE FREE living starts here in Stonebrook at Watergrass! Your like-new property was once the model home on site from DR Horton. The Siesta has 3 bedrooms, 2 bathrooms, and THIS particular villa has accent walls and upgrades throughout with a pond view in the back and a park view in the front! Move-in ready and beautifully kept with pride of ownership evident in every detail. Step inside this bright and open floor plan to your living room with tile flooring, bright light from every angle and a lovely pond view from the sliding glass doors to your lanai. The dining area can be used for more formal seating or sit at the quartz countertop island in the kitchen. Crowned cabinetry in your kitchen, abundant counter space, & a closet pantry offers tons of storage.

Stainless steel appliances & laundry closet just steps away makes for convenient access. The split floor plan offers the primary bedroom with the best pond view with walk-in closet and ensuite bath (step-in shower). Two additional bedrooms are opposite to the living area with 1 easily utilized as a flex room or office space and the other has separation and privacy with the second full bathroom on its end of the home. Your HOA takes care of the grounds while you get to enjoy!

Lets face it, youre not just here to stay inside- this is Florida! Live the resort lifestyle in Watergrass with our two amenity centers featuring a clubhouse with fitness center, 6



lane Jr-Olympic lap pool, resort zero entry pool, and 2 tennis courts for year round play. Or be just a short distance away from Promenade Park with the outdoor pavilion, 3rd pool, splash pad and huge playground. Weekly Zumba and Yoga classes are held regularly. Be minutes from Publix, a veterinarian and dental office, Chick FilA, Florida Medical Clinic, CircleK, and less than 10min from I-75 to all the major Tampa attractions and Gulf beaches! We welcome you home to Watergrass!

Built in 2019

### Essential Information

|                |                       |
|----------------|-----------------------|
| MLS® #         | TB8377804             |
| Price          | \$325,000             |
| Sold Price     | \$325,000             |
| Date Sold      | July 30th, 2025       |
| Bedrooms       | 3                     |
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,587                 |
| Acres          | 0.10                  |
| Year Built     | 2019                  |
| Type           | Residential           |
| Sub-Type       | Villa                 |
| Style          | Contemporary, Florida |
| Status         | Sold                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 7405 Stonebrook Circle |
| Area        | Wesley Chapel          |
| Subdivision | WATERGRASS PRCL F-2    |
| City        | WESLEY CHAPEL          |
| County      | Pasco                  |
| State       | FL                     |
| Zip Code    | 33545                  |

## Amenities

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Amenities    | Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Playground, Pool |
| Parking      | Garage Door Opener                                                                |
| # of Garages | 2                                                                                 |
| View         | Water                                                                             |

## Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Thermostat |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Washer                                                                                    |
| Heating           | Electric                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                       |
| Furnished         | Unfurnished                                                                                                                                                       |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered |
| Lot Description   | Cleared, Corner Lot, Landscaped, Sidewalk, 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    | April 28th, 2025 |
| Days on Market | 157              |
| Zoning         | MPUD             |
| HOA Fees       | 232              |
| HOA Fees Freq. | Monthly          |

## Listing Details

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

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