

No photos available

31576 Blue Passing Loop

\$289,900

Townhouse · Wesley Chapel, FL 33545

3

beds

3

baths

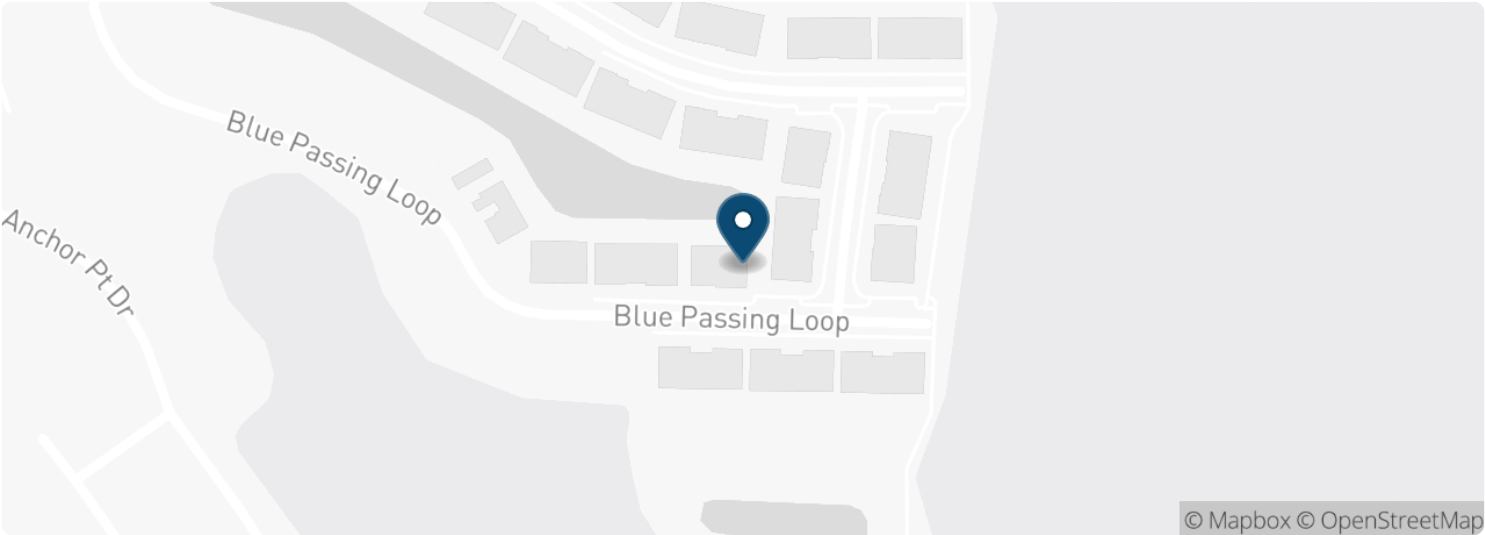
1,807

sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2021	\$160	25 days	Sep 27, 2026	\$294 Monthly · \$247 Quarterly	TB8552599



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Property overview

About this property

Welcome to resort-style living in the highly desirable Epperson community of Wesley Chapel! This nearly new end-unit townhome offers 3 bedrooms, 2.5 bathrooms, a 1-car garage, and a thoughtfully designed layout with added privacy and outdoor space. The open-concept first floor features a spacious kitchen with stainless steel appliances, ample cabinetry, and a seamless flow into the family room and dining area, creating an ideal space for everyday living and entertaining. Large windows provide abundant natural light throughout the home. Upstairs, the home includes three bedrooms, including a comfortable primary suite, along with additional living flexibility for guests, work-from-home needs, or personal space. Epperson residents enjoy access to exceptional community amenities, including the renowned Crystal Lagoon with swimming, sandy beach areas, cabanas, water activities, events, and more. The community also offers ULTRAFi high-speed internet connectivity, walking trails, and convenient access to nearby shopping and dining. Enjoy easy golf cart access to Publix, Starbucks, Chick-fil-A, and the Epperson Lagoon area. Conveniently located near I-75, the home provides easy access throughout Wesley Chapel and to the Tampa Bay area. Nearby attractions include top-rated schools, hospitals, shopping centers, and dining destinations. This home offers a combination of modern features, outdoor privacy, and access to one of Wesley Chapel's most sought-after communities. Schedule your private showing today.

Key features

LEVELS
Two
LOT
3,679 sqft
FACES
South
PARKING
1-car garage, Driveway
COMMUNITY
Clubhouse, Pool
HOA COVERS
Maintenance Grounds, Internet, Cable TV, Maintenance Structure
PETS
Allowed

Property & ownership details

Home

Property type	Townhouse	Year built	2021
Faces	South	Rooms	7
Building stories	2	Living area	1,807 sqft
Total building area	2,287 sqft	Levels	Two
Bedrooms	3	Bathrooms	3
Full bathrooms	2	Half bathrooms	1
Cooling	Central Air	Heating	Central, Electric
Lot size	3,679 sqft	Construction materials	Stucco
Roof	Shingle		

Accommodation & amenities

Appliances	Disposal, Dryer, Refrigerator, Microwave, Range, Washer, Dishwasher	Flooring	Carpet, Ceramic Tile
Laundry	Laundry Room	Exterior features	Lighting

Parking & access

Open parking	Yes	Attached garage	Yes
Garage spaces	1	Covered spaces	1
Parking features	Driveway	Road surface	Paved, Asphalt

Community & HOA

Primary association	Inframark	Primary association fee	\$294
Primary fee frequency	Monthly	Secondary association	Epperson Lagoon
Secondary association fee	\$247	Secondary fee frequency	Quarterly
Land lease	No	Senior community	No
Association fee includes	Maintenance Grounds, Internet, Cable TV, Maintenance Structure	Community features	Clubhouse, Pool, Sidewalks
Pets allowed	Yes		

Utilities & services

Utilities	Cable Available, Water Connected, Electricity Connected, Sewer Connected
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Price & sale history

Asking price reduced by \$10,000 (3.3%) since first listed.

Date	Event	Price	Change
Oct 10, 2026	Price reduced MLS #TB8552599	\$289,900	-3.3% -\$10,000
Sep 27, 2026	Listed for sale MLS #TB8552599	\$299,900	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 20, 2026 at 8:01 AM EDT