

\$454,000 - 7480 Pool Compass Loop, WESLEY CHAPEL

MLS® #TB8334744

\$454,000

3 Bedroom, 2.00 Bathroom, 1,861 sqft

Residential on 0.17 Acres

EPPERSON RANCH SOUTH PH 3B 3C,
WESLEY CHAPEL, FL

Assumable VA LOAN ! 3% Rate with 27 years remaining. Welcome to your dream home! This stunning 3-bedroom, 2-bathroom residence is situated in the highly sought-after Epperson Lagoon community, conveniently located to major highways and shopping. The home features a long list of builder upgrades and aftermarket upgrades. As you step inside, you will be greeted by an open floor plan adorned with high ceilings and abundant natural light. The gourmet kitchen boasts beautiful granite countertops, stainless steel appliances, wood soft-close cabinets, a custom backsplash and separate pantry. The spacious master suite offers a luxurious retreat, complete with an en suite bathroom and a large walk-in closet. Convenience is key, with a dedicated laundry room that adds ease to everyday living. The expansive outdoor area includes a huge screened-in lanai featuring custom pavers and a stunning 90-degree sliding glass door, providing a seamless transition to outdoor enjoyment.

Living in this golf cart-friendly community means you can effortlessly navigate between amenities. Enjoy the award-winning crystal-clear lagoon, which is perfect for swimming, featuring a thrilling 30-foot water slide, as well as options for kayaking and paddle boarding. There are also ample opportunities for outdoor recreation with fishing spots, parks, and playgrounds.

Additional features of this home include a



two-car garage with an epoxy floor finish, extra space perfect for additional storage or a home gym and a spacious fenced-in backyard that offers privacy while backing up to a serene conservation area. Don't miss the opportunity to make this exceptional home yours. Contact us today for a private showing!

Built in 2020

Essential Information

MLS® #	TB8334744
Price	\$454,000
Sold Price	\$455,000
Date Sold	April 2nd, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,861
Acres	0.17
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	7480 Pool Compass Loop
Area	Wesley Chapel
Subdivision	EPPERSON RANCH SOUTH PH 3B 3C
City	WESLEY CHAPEL
County	Pasco
State	FL
Zip Code	33545

Amenities

# of Garages	2
--------------	---

Interior

Interior Features	Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open
-------------------	--

	Floorplan, Pest Guard System
Appliances	Dishwasher, Dryer, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters
Lot Description	Conservation Area
Roof	Shingle
Foundation	Block, Concrete Perimeter

Additional Information

Date Listed	January 3rd, 2025
Days on Market	193
Zoning	MPUD
HOA Fees	944.88
HOA Fees Freq.	Annually

Listing Details

Listing Office	LPT REALTY
----------------	------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

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