

FEATURES & INFORMATION

32903 PEZ LANDING LANE, WESLEY CHAPEL, FL 33543

COMMUNITY AMENITIES

UNION PARK | WESLEY CHAPEL

- **Master-Planned Community:** Homes, resort-style amenities, trails, and an on-site charter school planned together as one community.
- **Resort-Style Pool and Lap Pool:** Two pools, one for open swim and lounging, one for laps.
- **Clubhouse and Fitness Center:** Indoor fitness center and clubhouse space for gatherings and community events.
- **10+ Miles of Trails:** Interconnected walking and biking trails through the community's natural areas.
- **Zen Garden and Birdhouse Village:** Quiet garden spaces set along the trail network.
- **Splash Pad and Playgrounds:** Splash pad, tot lot, and playgrounds within the community.
- **Dog Park:** Dedicated off-leash area inside the neighborhood.
- **Sports Courts and Fitness Stations:** Basketball court plus outdoor fitness stations along the trails.
- **Picnic Pavilions and Fire Pit:** Covered pavilions and an outdoor fire pit for evenings with neighbors.
- **Community Events:** Resident gatherings such as movies on the lawn and food truck nights.
- **Union Park Charter Academy:** Public charter school located within the community.

LOCATION & SURROUNDING AREA

APPROXIMATE DRIVE TIMES

- **The Shops at Wiregrass:** About 15 minutes to open-air shopping and dining.
- **The Grove at Wesley Chapel and KRATE:** About 15 minutes to shopping, restaurants, and the KRATE container park of local shops and eateries.
- **Tampa Premium Outlets:** About 20 minutes to outlet shopping and dining.
- **Recreation:** Hillsborough River State Park about 10 minutes; Wiregrass Ranch Sports Campus and AdventHealth Center Ice about 15 minutes.
- **Healthcare:** AdventHealth Wesley Chapel and BayCare Hospital Wesley Chapel, each about 15 minutes.
- **Commute:** I-75 about 15 minutes; I-275 about 20 minutes; USF and Moffitt Cancer Center about 30 minutes.
- **Tampa Bay:** Downtown Tampa about 40 minutes; Tampa International Airport about 45 minutes; Gulf beaches about one hour.

INTERIOR FEATURES

- 3 bedrooms, 2.5 baths, 1,758 sq ft
- End-unit townhome, built 2022
- Open floor plan with abundant natural light
- Tile in living areas and bathrooms
- Carpet in bedrooms
- Primary suite with two closets
- Under-stair storage closet off the kitchen
- Stone countertops in bathrooms

KITCHEN

- Granite countertops
- Center island with double sink and seating
- White shaker-style cabinetry
- Pantry
- Stainless refrigerator, range, microwave, and dishwasher (2022)

OUTDOOR LIVING

- Screened lanai, added by the current owners
- Pond views with no immediate rear neighbors
- Corner lot for added privacy
- Irrigation system
- Lawn care provided by the HOA

HOME FEATURES & SYSTEMS

- D.R. Horton Vale floor plan
- Roof, A/C, windows, and sliders: 2022
- Electric water heater (2022)
- Washer and dryer (2022)
- ADT security system with sensors on all doors and windows
- Additional double locks on sliding glass doors
- One-car garage with epoxy flooring; two-car driveway
- Pet-free home
- Average utilities: electric \$124/mo (TECO), water/sewer \$53/mo (Pasco County)

HOA & PROPERTY DETAILS

- HOA: \$265 quarterly, plus \$65 monthly community fee
- Includes: pools, clubhouse, fitness center, basketball court, lawn care
- CDD: yes
- Capital contribution: \$200

SCHOOLS

PASCO COUNTY SCHOOLS

- Double Branch Elementary
- Dr. John Long Middle
- Wiregrass Ranch High
- Confirm assignments at pasco.k12.fl.us