

\$364,900 - 30224 Lettingwell Circle, WESLEY CHAPEL

MLS® #TB8367805

\$364,900

3 Bedroom, 2.00 Bathroom, 2,054 sqft

Residential on 0.11 Acres

MEADOW POINTE PRCL 15, WESLEY CHAPEL, FL

One or more photo(s) has been virtually staged. Welcome to 30224 Lettingwell Circle, a beautifully designed maintenance-free villa in the gated Lettingwell community of Meadow Pointe. This home offers the perfect blend of comfort, convenience, and effortless living, where every detail has been thoughtfully curated to enhance your lifestyle. With the HOA covering lawn maintenance and exterior upkeep, you can enjoy more time doing what you love—whether it's relaxing in your private outdoor space, exploring the community's resort-style amenities, or simply appreciating the ease of a low-maintenance home.

Inside, the spacious three-bedroom, two-bathroom layout is filled with natural light, high ceilings, and elegant finishes. Energy-efficient New South E-Vantage windows, plantation shutters, and custom closets elevate both style and functionality. The gourmet kitchen features solid wood cabinetry, granite countertops, and top-of-the-line stainless steel appliances, making it an inviting space for cooking, entertaining, or gathering with loved ones.

The primary suite offers a private retreat, complete with dual vanities, a soaking tub, a separate walk-in shower, and a spacious custom closet. Throughout the home, engineered hardwood flooring in the main



living areas, plush carpeting in the primary suite, and travertine tile in the bathrooms create a seamless blend of durability and sophistication.

An oversized screened lanai expands the living space, offering a peaceful setting for morning coffee, evening relaxation, or hosting guests. Living in Lettingwell at Meadow Pointe provides access to a wealth of community amenities, including a clubhouse, state-of-the-art fitness center, resort-style pool, tennis and pickleball courts, basketball courts, playgrounds, and scenic parks—ideal for those who enjoy an active or leisurely lifestyle.

Located near shopping, dining, medical facilities, and with convenient access to I-75, Tampa Premium Outlets, and Wiregrass Mall, this home is perfectly positioned in one of Wesley Chapel’s most sought-after areas. With maintenance-free living, modern updates, and a vibrant community, this villa is more than just a home—it’s a lifestyle. Schedule a showing today and see all that this exceptional property has to offer!

Built in 2002

Essential Information

MLS® #	TB8367805
Price	\$364,900
Sold Price	\$350,000
Date Sold	June 9th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,054
Acres	0.11
Year Built	2002
Type	Residential

Sub-Type	Villa
Status	Sold

Community Information

Address	30224 Lettingwell Circle
Area	Zephyrhills/Wesley Chapel
Subdivision	MEADOW POINTE PRCL 15
City	WESLEY CHAPEL
County	Pasco
State	FL
Zip Code	33543

Amenities

# of Garages	2
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Interior

Interior Features	Built-in Features, Ceiling Fans(s), Crown Molding, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air

Exterior

Exterior Features	French Doors, Private Mailbox, Rain Gutters, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Wiregrass Elementary
Middle	John Long Middle-PO
High	Wiregrass Ranch High-PO

Additional Information

Date Listed	March 28th, 2025
Days on Market	164
Zoning	PUD
HOA Fees	230
HOA Fees Freq.	Monthly

Listing Details

Listing Office

EXP REALTY LLC

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