

\$382,500 - 30449 Lettingwell Circle, WESLEY CHAPEL

MLS® #TB8417799

\$382,500

3 Bedroom, 3.00 Bathroom, 2,033 sqft

Residential on 0.11 Acres

MEADOW POINTE PRCL 15, WESLEY CHAPEL, FL

Looking to relish the lavish views of whispering palms from your brick paver patio with built-in fire pit and your favorite beverage after a stressful day at work? Youâ€™ve found it!

Oversized one story villa featuring 3 bedrooms, 2.5 baths, office or extra room and 2,033 living sq ft with fully fenced back yard is ready for new owners. Luxury vinyl plank flooring predominates throughout all the main living areas. A brand-new double entry door with beveled leaded glass greets you as you enter the home. The state-of-the-art kitchen features quartzite countertops, oversized island, 5 burner gas range, stainless steel appliances, subway tile backsplash, 10 in. deep undermount stainless steel sink, walk-in pantry and modern style LED fan. Other fine attributes include a water softener, tankless gas fired water heater, motion detection security lights, security system, ring doorbell, new energy efficient dual pane windows throughout, extra blown in insulation in attic, gutters and downspouts, heavy duty locking slider, surround sound speakers in great room, irrigation system with reclaimed water and all appliances included. Lettingwell & Meadow Pointe II have fabulous community amenities including highly rated schools, A+ rated Dr John Long Middle & Wiregrass Ranch High within 1 mile, lagoon style pool, splash zone, cabanas, clubhouse, fitness room, meeting rooms, covered playground, lighted tennis, pickleball & basketball courts and a new



heated lap pool coming in 2026. Strategically located in the heart of Wesley Chapel close to 2 interstates, Lettingwell is within minutes of 3 hospitals, brand new library, a new YMCA coming in 2026, Tampa Premium Outlets Mall, the Shops at Wiregrass, the Grove & Crate entertainment areas, PopStroke Golf, Main Event gaming facility, Advent Health Center Ice â€” the largest ice-skating facility in the Southeast, and numerous top of the line restaurants. Make your appointment today! Listing agent is owner.

Built in 2002

Essential Information

MLS® #	TB8417799
Price	\$382,500
Sold Price	\$370,000
Date Sold	October 8th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,033
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	30449 Lettingwell Circle
Area	Zephyrhills/Wesley Chapel
Subdivision	MEADOW POINTE PRCL 15
City	WESLEY CHAPEL
County	Pasco
State	FL
Zip Code	33543

Amenities

Amenities	Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s)
Parking	Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener
Heating	Central, Natural Gas
Cooling	Central Air

Exterior

Exterior Features	Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Landscaped, Sidewalk, Private
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	August 14th, 2025
Days on Market	3
Zoning	PUD
HOA Fees	226.56
HOA Fees Freq.	Monthly

Listing Details

Listing Office	BHHS FLORIDA PROPERTIES GROUP
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