

# \$450,000 - 6957 Boulder Run Loop, WESLEY CHAPEL

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MLS® #TB8393059

**\$450,000**

4 Bedroom, 3.00 Bathroom, 2,262 sqft

Residential on 0.19 Acres

OAK CRK A-C PH 02, WESLEY CHAPEL, FL

Charming sidewalk-lined streets, serene water views, manicured landscaping, and mature trees

set the tone for this attractive 4 bedroom, 3 bath, 3 car garage home in the centrally located

Oak Creek community. A covered, screened entryway with stone accents welcomes you in, while the 2020 painted exterior and irrigation system ensure lasting curb appeal. Inside, many

thoughtful updates have been completed, including travertine tile that flows throughout the

entire home, added 5 1/4-inch baseboards, fresh interior paint in 2025, upgraded lighting, smart home features, mounted TVs, and surveillance cameras- all included for your convenience. Step through the front door into soaring ceilings and a spacious, open layout ideal for everyday living and entertaining. The formal living room blends effortlessly into the elegant dining room, where new light fixtures add a touch of style, and sliding glass doors lead

to the lanai. Just beyond, the oversized kitchen is a true centerpiece, offering brand-new

granite countertops, rich wood cabinetry, textured stone backsplash, pantry storage, breakfast

bar seating, and a stainless steel appliance package. It opens to the expansive family room,



another bright and inviting space with sliding glass doors that extend your living area outdoors.

Tucked away near the front of the home, the primary suite offers a peaceful retreat with spacious sleeping quarters and a private ensuite bathroom featuring dual sinks, a garden tub, and a walk-in shower. The suite's walk-in closet houses a built-in safe room crafted with solid poured concrete, rebar reinforcement, and a surveillance system- offering peace of mind and security. Across the home, the second bedroom serves as an ideal guest suite with its own ensuite full bathroom with a walk-in shower. Two additional bedrooms are set in a quiet wing near the home's third bathroom, complete with a tub/shower combo. The refreshed laundry room adds style and function with brand-new cabinetry and a granite countertop. Out back, relax and unwind on the screened lanai, where tranquil water views and a covered seating area with a ceiling fan offer a peaceful setting for morning coffee or evening gatherings. This home is truly an entertainer's paradise with space, comfort, and thoughtful features throughout. Don't miss the opportunity to make it yours; schedule your showing today!

Built in 2009

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | TB8393059 |
| Price      | \$450,000 |
| Sold Price | \$440,000 |

|                |                         |
|----------------|-------------------------|
| Date Sold      | October 17th, 2025      |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,262                   |
| Acres          | 0.19                    |
| Year Built     | 2009                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 6957 Boulder Run Loop |
| Area        | Wesley Chapel         |
| Subdivision | OAK CRK A-C PH 02     |
| City        | WESLEY CHAPEL         |
| County      | Pasco                 |
| State       | FL                    |
| Zip Code    | 33545                 |

### Amenities

|              |       |
|--------------|-------|
| # of Garages | 3     |
| View         | Water |

### Interior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer                                                                                                                                                                   |
| Heating           | Central                                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                                 |
| # of Stories      | 1                                                                                                                                                                                                                           |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Rain Gutters, Sliding Doors            |
| Lot Description   | In County, Landscaped, Sidewalk, Paved |
| Roof              | Shingle                                |
| Foundation        | Slab                                   |

**School Information**

|            |                             |
|------------|-----------------------------|
| Elementary | New River Elementary        |
| Middle     | Raymond B Stewart Middle-PO |
| High       | Zephyrhills High School-PO  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 106            |
| Zoning         | MPUD           |
| HOA Fees       | 110            |
| HOA Fees Freq. | Annually       |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | KING & ASSOCIATES REAL ESTATE LLC |
|----------------|-----------------------------------|

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