

# **\$389,000 - 5248 New Savannah Circle, WESLEY CHAPEL**

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MLS® #TB8416445

**\$389,000**

3 Bedroom, 2.00 Bathroom, 1,674 sqft  
Residential on 0.15 Acres

NEW RIVER LAKES PH C02, WESLEY CHAPEL, FL

Welcome to New River Lakes in highly sought after Wesley Chapel. This waterfront home in The Estates features a spacious fenced yard suitable for gardening, a swing set, and more. This well-maintained home includes 3 bedrooms, 2 bathrooms, a 2-car garage, a combined living and dining area, a bonus room, an indoor laundry room, and a 15x9 covered back patio. Upon entering the home from the covered front entry, you will be greeted by a gorgeous and peaceful view of the lake, lush lawn and landscaped backyard. The kitchen is open to the living room and dining area making family time and gatherings easy and enjoyable. There is a 13x16 separate bonus/family room that would also be perfect for a formal dining room, office, playroom or theatre room. This is an open and split bedroom floor plan. The master suite showcases a beautiful professionally applied Anthropologie wallpaper mural, sliders to the back patio, walk in closet, a master bathroom with a dual sink vanity garden tub with shower and new flooring. The inside laundry room includes shelving and the washer and dryer 2021. There is lots of room to cook in this kitchen which includes an added butcher block counter, closet pantry and a new refrigerator and dishwasher. The fenced backyard overlooking the lake is the place to be with new sod Fall 2024, a family gathering area,



privacy fenced sides, covered paver patio and a mature oak tree providing the perfect amount of shade. Features include AC (2021), roof (2021), exterior paint (2022), LVT flooring, new toilets (2023), blinds, ceiling fans, interior paint by professionals, irrigation and freshly mulched landscaping beds. No CDD and the low HOA includes access to the community pool, playground, basketball courts, tennis courts and Spectrum cable and internet. This area is booming with new developments, hospitals, shopping, entertainment, schools and recreation. Great location with easy access to Hwy 54 and I75. This move in ready and well cared for home is ready to welcome you to your new home.

Built in 2002

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8416445               |
| Price          | \$389,000               |
| Sold Price     | \$376,000               |
| Date Sold      | October 21st, 2025      |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,674                   |
| Acres          | 0.15                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 5248 New Savannah Circle |
| Area        | Wesley Chapel            |
| Subdivision | NEW RIVER LAKES PH C02   |
| City        | WESLEY CHAPEL            |
| County      | Pasco                    |

|          |       |
|----------|-------|
| State    | FL    |
| Zip Code | 33545 |

### Amenities

|               |                                                     |
|---------------|-----------------------------------------------------|
| Amenities     | Basketball Court, Playground, Pool, Tennis Court(s) |
| Parking       | Garage Door Opener                                  |
| # of Garages  | 2                                                   |
| View          | Trees/Woods, Water                                  |
| Is Waterfront | Yes                                                 |
| Waterfront    | Lake Front                                          |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), Open Floorplan, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer                         |
| Heating           | Central                                                                                                  |
| Cooling           | Central Air                                                                                              |
| # of Stories      | 1                                                                                                        |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Sidewalk, Sliding Doors |
| Lot Description   | Sidewalk, Paved         |
| Roof              | Shingle                 |
| Foundation        | Slab                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 30                |
| Zoning         | MPUD              |
| HOA Fees       | 116               |
| HOA Fees Freq. | Monthly           |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | ADVANTAGE REAL ESTATE SERVICES |
|----------------|--------------------------------|

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