



Call Scott with questions about this property  
**Scott Polisar – Phone:813-324-1005 Ext 701**

**T3108418 10117 LITHIA PINECREST RD, LITHIA, FL 33547**



**County:** Hillsborough

**Status:** Active

**Subdiv:** CINDY LYNN PLACE

**List Price:** \$428,000

**Beds:** 3

**Year Built:** 2001

**Baths:** 2/0

**Pool:** Private

**Property Style:** Single Family Residence

**Lot Features:** In County, Irregular Lot, Oversized Lot, Pasture/Agriculture

**Total Acreage:** 13.27 Acres

**Pets:** Yes

**Garage:** No **Attach:** Spcs:

**Carpport:** Yes **Spcs:** 2

**Garage/Parking Features:** Circular Drive, Guest Parking, Open Parking, Parking Pad

**LP/SqFt:** \$213.15

**Heated Area:** 2,008 SqFt

**Total Area:** 2,605 SqFt

**Home Warranty Y/N:** No

**New Construction:** No

**Flood Zone Code:** X,A

13-acres of paradise for you and yours to enjoy. Gated electronic entrance opens to your asphalt driveway which becomes circular as you approach your home. This unique property has acreage surrounding-home of 9.62 Acres (MOL), and a back area of 3.65 acres (MOL). All property can be used for Hunting, Hiking, 4-Wheeling and more. You can even put in a rifle range! Guaranteed that you will see deer and other wildlife within a short time of living on this unique property. Located adjacent to one of the water management's protected properties, you'll enjoy the added privacy of hundreds of these acres. Your home features a split open floor plan, high airy ceilings, a magnificent floor to ceiling brick fireplace, and views from all rooms. Master has private bathroom and two walk-in closets. 3rd Bedroom has a very large walk-in closet. Large windows throughout lets in plenty of natural light. Kitchen and dining area built with Extra-Large Windows to give you great views. Lanai is 600 Sq. Ft. - perfect for your relaxing morning coffee. Your backyard pool & spa space is huge, private and fenced. Very large laundry room with side entrance. Trane Central A/C is under 4 years, soft filtered water system (50 ft deeper into the aquifer than area standard per owner). Freshly painted interior. Pool was resurfaced, Deck was repainted. Property frontage is from Walter Hunter Road to the entrance. Minutes to all. This is a unique property. Make sure this one is on your short list! Call today for an appointment.

**Land, Site, and Tax Information**

**Legal Desc:** COM AT SW COR SEC 22 30 22 N 00 DEG 00 MIN 36 SEC E 40 FT FOR POB N 00 DEG 00 MIN 36 SEC E 40 FT S 89 DEG 58 MIN 12 SEC W 100 FT N 44 DEG 32 MIN 18 SEC E 1699.17 FT S 89 DEG 55 MIN 56 SEC E 225 FT S 00 DEG 04 MIN 04 SEC W 1250 FT AND S 89 DEG 57 MIN 35 SEC W 1315.31 FT TO POB AND LESS FOLLOWING DESC TRACT : FR SW COR RUN N 00 DEG 00 MIN 36 SEC E 40 FT TO N R/W LINE OF LITHIA PINECREST RD THN N 89 DEG 57 MIN 35 SEC E 765.31 TO POB THN N 00 DEG 04 MIN 04 SEC E 850 FT THN N 89 DEG 57 MIN 35 SEC E 550 FT THN S 00 DEG 04 MIN 04 SEC W 850 FT THN S 89 DEG 57 MIN 35 SEC W 550 FT TO POB LYING IN SECS 21 AND 22-30-22

**SE/TP/RG:** 22-30-22

**Subdivision #:**

**Tax ID:** U-22-30-22-ZZZ-000005-21780.0

**Taxes:** \$4,726

**Homestead:** No

**Zoning:** AR

**Future Land Use:**

**Zoning Comp:** Yes

**Tax Year:** 2017

**Block/Parcel:** 5

**Front Exposure:** Northeast

**Lot #:** 00

**Other Exemptions:**

**Mill Rate:**

**CDD:** No **Annual CDD Fee:**

**Complex/Comm Name:**

**Flood Zone Date:** 08/28/2008

**Floor #:**

**Census Block:**

**Bldg Name/#:**

**Total Units:**

**Lot Size Acres:** 13.27

**Flood Zone Panel:** 12057C0555H

**Planned Unit Dev:** No

**Census Tract:** 139.03

**Lot Size SqFt:** 578,041

**Interior Information**

**A/C:** Central Air

**Heat/Fuel:** Central

**Utilities:** Electricity Connected

**Sewer:** Septic Tank

**Water:** Well

**Fireplace:** Yes-Wood Burning

**Heated Area Source:** Public Records

**Appliances Incl:** Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Microwave, Range, Refrigerator, Washer

**Flooring Covering:** Laminate

**Interior Feat:** Cathedral Ceiling(s), Ceiling Fans(s), Master Bedroom Downstairs, Solid Surface Counters, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)

**Room Type**

**Level**

**Dimen**

**Flooring**

Bedroom 2	First	10x15	Laminate
Bedroom 3	First	11x15	Laminate
Dining Room	First	11x12	Laminate
Kitchen	First	9x12	Laminate
Living Room	First	25x16	Laminate
Master Bedroom	First	11x14	Laminate
Balcony/Porch/Lanai	First	32x14	
Laundry	First	9x15	Ceramic Tile



**HomeOn13Acres.com**

**813-324-1005 Ext 701**

**Features**

- Walk-in Closet(s)
- Ceiling Fan(s)
- Breakfast Bar, Closet Pantry, Island
- Ceiling Fan(s)
- Tub With Shower, Walk-in Closet(s)
- Ceiling Fan(s)
- Closet Pantry

**Exterior Information**

