



Call Scott with questions about this property
Scott Polisar – Phone: 941-882-5494 Ext 701

T3108418 10117 LITHIA PINECREST RD, LITHIA, FL 33547



County: Hillsborough
Subdiv: CINDY LYNN PLACE
Beds: 3
Baths: 2/0
Pool: Private
Property Style: Single Family Residence
Total Acreage: 10 to less than 20
Garage: No **Attch:** **Spcs:**
Carport: Yes **Spcs:** 2

Status: Active
List Price: \$469,000
Year Built: 2001
Special Sale: None

Heated Area: 2,008 SqFt
Total Area: 2,605 SqFt

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Escape to your own private tropical retreat! Gated 13-acres of paradise for you and yours to enjoy. 5.77 acres for your main living area (+ 3.85 side acres and 3.65 back area acres for light recreational use.) Front including side is MOL 9.42 acres. Property is located adjacent to one of the water management's protected properties, so you'll enjoy the added privacy of hundreds of these acres. Property has that country feel we love, while still being minutes to restaurants, shopping & entertainment. Gated electronic entrance opens to your asphalt driveway which becomes circular as you approach your home. Set-back for privacy. High airy ceilings and a magnificent floor to ceiling brick fireplace add to the enjoyment of this home. Newly painted interior, refreshed and ready for you! Pool was resurfaced and Deck was repainted. Split open floor plan. Large windows throughout the home lets in plenty of natural light. Kitchen and dining area with extra-large windows gives you views of the lanai & pool area. The lanai is 600 Sq. Ft., and screened. Very large laundry room. Your backyard pool & spa space is huge, private and fenced. Trane Central A/C is under 3 years (like new), large sturdy shed (remains with the property), soft filtered water system (50ft lower than the aquifer per owner), newer windows, septic system re-plumbed. Property frontage is from Walter Hunter Road to the entrance. So much to offer. Schedule an appointment to see this property today.

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

Zoning: AR

Ownership: Fee Simple

Tax Year: 2017

Homestead: No

CDD: No

Annual CDD Fee:

Existing Lease: No

Land Lease Fee:

Auction Type:

Property Access:

Lot Dimensions:

Lot Size Acres: 13.27

Lot Size SqFt: 578,041

Water Frontage: No

Waterfront Ft: 0

Water View: No

Water Name:

Water Access: No

Water Extras: No

Interior Information

A/C: Central Air

Heat/Fuel: Central

Floor Covering: Laminate

Water: Well

Sewer: Septic Tank

Room Type

Level

Dimen

Flooring

Features

Bedroom 2

First

10x15

Laminate

Bedroom 3

First

11x15

Laminate

Walk-in Closet(s)

Dining Room

First

11x12

Laminate

Ceiling Fan(s)

Kitchen

First

9x12

Laminate

Breakfast Bar, Closet Pantry, Island

Living Room

First

25x16

Laminate

Ceiling Fan(s)

Master Bedroom

First

11x14

Laminate

Tub With Shower, Walk-in Closet(s)

Balcony/Porch/Lanai

First

32x14

Ceiling Fan(s)

Laundry

First

9x15

Ceramic Tile

Closet Pantry

Exterior Information

Ext Construction: Block, Siding, Stucco

Property Description:

Roof: Shingle

Foundation: Slab

Ext Features: Fenced, Irrigation System, Outdoor Shower, Satellite Dish, Sliding Doors

Community Information

HOA / Comm Assn: No

Can Property be Leased: No

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HUNTREALTY GROUP

Al Carapella: Broker

Scott Polisar: Property Agent

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