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County: Hillsborough
Subdiv: RIVER HILLS COUNTRY CLUB PH 02A REP
Beds: 5
Baths: 5/1
Pool: Private
Style: Single Family Home
Const Stat:
Acreage: 1/4 Acre to 21779 Sq. Ft.
Gar/Car: 3 Car Garage, Door Opener
Location: Balcony, In County, Sidewalk, Street Paved, Wooded View

Status: Active
List Price: \$749,500
Year Built: 1996
Spcl Sale: None

Proj Comp Date:
Pets: Yes
Sqft Heated: 5,657
Total SF: 8,132
LP/SqFt: \$132.49

Beautiful pool home located in a beautiful golf course gated community (membership not mandatory). This home backs up to conservation area with no back yard neighbors and is located on a large lot. Close to shopping, schools, just outside of town, two entrances/exits for easy commuting, club house, tennis courts, community pool, park, restaurant, and lots more. If you want to entertain and need plenty of room for the family, THIS IS A MUST SEE. This home offers a Huge 2nd floor rear balcony 70 x 8 feet long over looking huge pool area (with private full bath totally screened) out door kitchen and view of nature at its best. 4 large bedrooms located upstairs, Large custom game room located on opposite side of home with half bath for privacy and late nights, customized Executive office, formal living/piano room, formal dining room, over sized kitchen eating and family rooms leading out to the pool area, fire place in family and in master bedroom, 5 full and 1 half baths, over sized 3 car garage and much more. Do not wait on this one.

Land, Site, and Tax Information

| | | | |
|---|-----------------------------|------------------------------|-------------------------|
| SE/TP/RG: 09/30/21 | Zoning: PD-MU | Section #: | Floor #: |
| Subd #: | Fut Lnd Use: | Block/Prcl: 10 | Days Lse: |
| Tax ID: U-09-30-21-375-000010-00036.0 | Zon Comp: | Front Exp: | CDD: No |
| Taxes: \$8,117 | Tax Yr: 2016 | Lot #: 36 | Annl CDD Fee: |
| Auction: No | Auc Date: | Other Exmpt: | Land Lse Fee: |
| Homestead: Yes | Auc Time: | Add Parcel: No | Mill Rate: 19.09 |
| Alt Key/Folio: | Complex/Comm Name: | Ownership: Fee Simple | Book/Page: 71-26 |
| Lot Dim: | Lot Size Acres: 0.43 | Lot Size SF: 18,550 | Flood Zn: AE |
| Water Front: | | Waterfront Ft: 0 | |
| Legal Desc: RIVER HILLS COUNTRY CLUB PHASE II-A REPLAT PARCEL 26 LOT 36 BLOCK 10 | | | |

Interior Information

A/C: Central
Heat/Fuel: Central
Fireplace: Yes
Utilities Data: Cable Connected, County Water, Gas, Public Utilities
Interior Layout:
Interior Feat: Attic, Blinds/Shades, Cathedral/Vaulted Ceiling, Ceiling Fan(S)
Master Bath:

Floor Covering: Carpet, Porcelain Tile
Security Sys:
SqFt Source: Public Records

Appliances Incl: Dishwasher, Disposal, Exhaust Fan, Gas Appliances, Microwave, Refrigerator

| Room | Dimension | Room | Dimension | Room | Dimension | Room | Dimension |
|--------------------|-----------|-------------|-----------|----------------|-----------|---------------------|-----------|
| Master Bedroom | 30x18 | 2nd Bedroom | 15x15 | 3rd Bedroom | 15x15 | 4th Bedroom | 16x16 |
| Den/Library/Office | 13x13 | Family Room | 25x20 | Kitchen | 20x15 | Balcony/Porch/Lanai | 60x12 |
| Dining Room | 15x18 | Living Room | 17x16 | Inside Utility | 12x12 | | |

Exterior Information

Ext Const: Block, Stucco
Roof: Tile
Exterior Features: Balcony/Sun Deck, Hot Tub/Spa, Irrigation System, Mature Landscaping, Outdoor Kitchen, Outdoor Lights, Outdoor Shower, Patio/Porch/Deck Screened, Screen/Covered Enclosure, Sliding Doors

Description: Two Story
Garage Dim:

Community Information

| | | | |
|--------------------------------|--------------------------|---------------------|------------------------------|
| HOA/Comm Assn: Required | Condo Fee: | Pet Size: | # of Pets: |
| Other Fee: | Pmt Sched: Annual | Mo Maint \$: | Hs for Older Per: N/A |
| HOA Fee: 1,350.00 | FCHR Web: | Max Pet Wt: | Pet Rest: |

Realtor Info

Brokered by:
 Hunt Realty Group
 Al Carapella, Broker
 Phone: 813-661-7653

Property Website: www.Valrico-FL.com