



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: \$779,500
Year Built: 1996
Spcl Sale: None

Proj Comp Date:
Pets: Yes
Sqft Heated: 5,657
Total SF: 8,132
LP/SqFt: \$137.79

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	Floor Covering: Carpet, Porcelain Tile				
Heat/Fuel: Central	Security Sys:				
Fireplace: Yes	SqFt Source: Public Records				
Utilities Data: Cable Connected, County Water, Gas, Public Utilities					
Interior Layout:					
Interior Feat: Attic, Blinds/Shades, Cathedral/Vaulted Ceiling, Ceiling Fan(S)					
Master Bath:					
Appliances Incl: Dishwasher, Disposal, Exhaust Fan, Gas Appliances, Microwave, Refrigerator					
Room	Dimension	Room	Dimension	Room	Dimension
Master Bedroom	30x18	2nd Bedroom	15x15	3rd Bedroom	15x15
Den/Library/Office	13x13	Family Room	25x20	Kitchen	20x15
Dining Room	15x18	Living Room	17x16	Inside Utility	12x12
				Balcony/Porch/Lanai	60x12

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

Directions: From Bloomingdale ave. Take Litha Pincrest south abo 2 miles to River Hills Subdivision on the left (east). Go thru guard gate to South Nine Dr.. Right on South Nine Dr (right), home located on the left.

Property Website: www.Valrico-FL.com