

T2816457

VALRICO, FL 33596



County: Hillsborough
 Subdiv: RIVER HILLS COUNTRY CLUB PH 02A REP
 Beds: 5
 Baths: 5/1
 Pool: Private
 Style: Single Family Home
 Location: Balcony, In County, Sidewalk, Street Paved, Wooded View
 Total Acreage: 1/4 Acre to 21779 Sq. Ft.
 Minimum Lease: 7 Months
 Garage/Carport: 3 Car Garage, Door Opener
 LP/SqFt: \$143.89

Status: **Active**
 List Price: \$814,000
 Year Built: 1996
 Special Sale: None

Pets: Yes
 #Times per Yr:
 SqFt Heated: 5,657
 Total SqFt: 8,132

Beautiful home located in a beautiful golf course gated community. 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 have plenty of room for the family, THIS IS A MUST SEE. This home offers a Huge rear balcony over looking huge pool area with out door kitchen, 4 large bedrooms located upstairs on north side of home, Large game room located on opposite side of home for privacy and late nights, Executive office, formal living/piano room, formal dining room, over sized kitchen eating and family room leading out to the pool area, multiple fire places, multiple bath rooms and a over sized 3 car garage. Do not wait on this one, I myself have spent many of great times in this home.

Land, Site, and Tax Information

SE/TP/RG: 09-30-21	Zoning: PD-MU	Section #:
Subdivision #:	Future Land Use:	Block/Parcel: 10
Tax ID: U-09-30-21-375-000010-00036.0	Zoning Comp:	Front Exp:
Taxes: \$8,117	Tax Year: 2016	Lot #: 36
Homestead: Yes	Annual CDD Fee:	Other Exempt:
CDD: No	Complex/Comm Name:	Mill Rate: 19.0930
Legal Desc: RIVER HILLS COUNTRY CLUB PHASE II-A REPLAT PARCEL 26 LOT 36 BLOCK 10	Floor #:	Flood Zone: AE
Ownership: Fee Simple	Lot Size Acres: 0.43	Lot Size SqFt: 18,550
Book/Page: 71-26	Waterfront Ft: 0	
Lot Dim:		
Water Front:		

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 Features: Attic, Blinds/Shades, Cathedral/Vaulted Ceiling, Ceiling Fan(S)	
Appliances Included: Dishwasher, Disposal, Exhaust Fan, Gas Appliances, Microwave, Refrigerator	

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Master Bedroom	30x18	2nd	Carpet	2nd Bedroom	15x15	2nd	Carpet
3rd Bedroom	15x15	2nd		4th Bedroom	16x16	2nd	Carpet
Den/Library/Office	13x13	1st	Wood	Family Room	25x20	1st	Ceramic Tile
Kitchen	20x15	1st	Ceramic Tile	Balcony/Porch/Lanai	60x12	2nd	
Dining Room	15x18	1st		Living Room	17x16	1st	Ceramic Tile
Inside Utility	12x12	1st					

Exterior Information

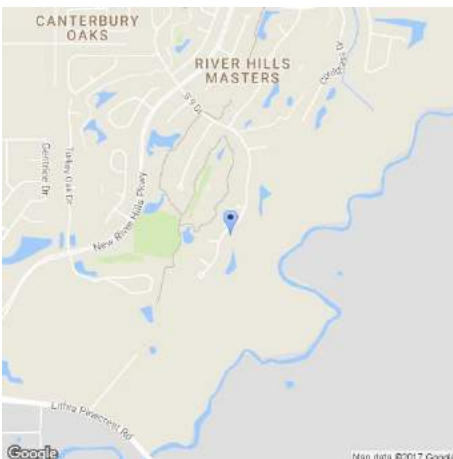
Exterior Construction: Block, Stucco
 Roof: Tile
 Exterior Features: Balcony/Sun Deck, Hot Tub/Spa, Irrigation System, Mature Landscaping, Outdoor Kitchen, Outdoor Lights, Outdoor Shower, Patio/Porch/Deck Screened, Screen/Covered Enclosure, Sliding Doors
 Pool:
 Description: Two Story
 Garage Dim:
 Pool Dim:

Community Information

HOA Comm/Assn: Required
 HOA Fee: \$1,200.00
 HOA Pmt Sched: Annual
 Mo Maint\$(add HOA):

Map and Directions

Directions: From Bloomingdale ave. Take Litha Pincrest south about 2 miles to River Hills Subdivision on the left. Go thru guard gate to home on South Nine Dr.



Corporate office:
Hunt Realty Group
 Al Carapella – Broker
 10760 Bloomingdale Ave
 Riverview, FL 33569
Office: 813-661-7653

