



T2816457

3912 NINE DRIVE VALRICO, 33596

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: \$786,500
Year Built: 1996
Spcl Sale: None
ADOM: 292
CDOM: 292
Proj Comp Date:
Pets: Yes
Sqft Heated: 5,657
Total SF: 8,132
LP/SqFt: \$139.03

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 #:	Floor #:
Subd #:	Fut Lnd Use:	Block/Prcf: 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	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
Description: Two Story
Garage Dim:
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

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: 1,200.00	FCHR Web:	Max Pet Wt:	Pet Rest:

Realtor Info



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

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