

T2760846 1807 POWDER RIDGE DR, VALRICO, FL 33594

County: Hillsborough
Subdiv: BRENTWOOD HILLS TR B UNIT 02
Beds: 4
Baths: 2/0
Pool: Private
Style: Single Family Home
Location: In County,Level,Sidewalk,Street Private
Total Acreage: Up to 10,889 Sq. Ft.
Garage/Carport: 2 Car Garage, Attached,Door Opener
LP/SqFt: \$114.56
Sold Date: 07/06/2015
Sold Price: \$265,000
SP/SqFt: \$120.24

Status: Sold
List Price: \$252,500
Year Built: 1995
Special Sale: None
ADOM: 1
CDOM: 1
Pets: Yes
SqFt Heated: 2,204
Total SqFt: 2,644

Beautifully presented 4 bedroom 2 bath pool home located in Brentwood Hills, Valrico! As you arrive at the home you will notice the ***NEW ROOF*** impeccable landscaping and attention to detail. Front porch is spacious to accommodate a peaceful area to enjoy a cool glass of lemonade after a long and stressful day. Gleaming hardwood floors and oversized tile on the diagonal greet you as you enter the spacious foyer that carries out to expansive views of the pool. ***REMODELED KITCHEN*** boasts rich cabinets and granite countertops with island and a comfortable window seat beckoning you to come and relax ~ The kitchen encompasses the family room w/wood-burning fireplace creating a spacious and functional entertaining space. The master bedroom has a large walk-in closet, en suite, gleaming hardwood floors and views out to the pool and back yard. ***NEW HOT WATER HEATER & NEW POOL RESURFACE*** Separate outdoor living space with hot tub to greet and visit with friends. This intimate neighborhood invites you to come and be a part of it as it sits quietly on a cul-de-sac. This home is move in ready and waiting for you to come and see. Schedule your appointment to see this home today!

Land, Site, and Tax Information

SE/TP/RG: 25-29-20
Subdivision #:
Tax ID: [U-25-29-20-2FT-000014-00044.0](#)
Taxes: \$2,124.00
Homestead: Yes **CDD:** No
Legal Desc: BRENTWOOD HILLS TRACT B UNIT 2 LOT 44 BLOCK 14
Ownership: Fee Simple
Book/Page: 73-35
Lot Dimensions:

Zoning: PD-MU
Future Land Use:
Zoning Comp:
Tax Year: 2014
Annual CDD Fee:
Complex/Comm Name:
Floor #:
Lot Size Acres: 0.22

Section #: 25
Block/Parcel: 14
Front Exposure:
Lot #: 44
Other Exemptions:
Mill Rate:
Flood Zone:
Lot Size SqFt: 9,750

Interior Information

A/C: Central
Heat/Fuel: Central
Fireplace: Yes-Wood Burning Fireplace
Utilities Data: County Water,Public Utilities,Street Lights
Interior Feat: Blinds/Shades,Ceiling Fan(S),Smoke Alarm(S),Walk In Closet,Washer/Dryer Hookup,Window Treatment
Appliances Incl: Dishwasher,Disposal,Hot Water Electric,Microwave,Range,Refrigerator
Kitchen Feat: Breakfast Bar,Closet Pantry

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

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Kitchen	12x14	1st	Ceramic Tile	Family Room	17x15	1st	Ceramic Tile
Living Room	15x13	1st	Wood	Dining Room	12x13	1st	Wood
2nd Bedroom	12x13	1st	Laminate	3rd Bedroom	12x13	1st	Laminate
4th Bedroom	10x12	1st		Master Bedroom	17x14	1st	Wood

Exterior Information

Ext Construction: Block,Stucco
Roof: Shingle
Ext Features: Fenced,French Doors,Gutters / Downspouts,Hot Tub/Spa,Mature Landscaping,Sliding Doors
Pool:

Description: One Story
Garage Dim:
Pool Dim:

Community Information

Community Features: Deed Restrictions,Fees Required,Park,Playground
HOA / Comm Assn: Required **HOA Fee:** \$155.00
Elementary School: Brooker-HB

HOA Pmt Sched: Quarterly
Middle School: Burns-HB
Mo Maint\$(add HOA):
High School: Bloomingdale-HB

Realtor Information

List Agent: Katerina White
E-mail: kat@katwhitehomes.com
Sales Team:
Office: KELLER WILLIAMS REALTY
Original Price: \$252,500
List Date: 06/06/2015
Owner: OWNER OF RECORD
Financing Avail: Cash,Conventional,FHA,VA
Contract: 06/07/2015
Selling Agent: Smiley Papenfus
Sold Date: 07/06/2015 **SP/SqFt:** \$120.24
Terms: All Cash
Spec List Type: Variable Commission
Single Agent: 3%-\$300
Realtor Info: HOA Disclosure Available,Seller Property Disclosure,Sold As-Is
Confidential Info: Owner Occupied
Showing Instructions: Appointment Only>Contact Call Center
Driving Directions: Rt 60 E to S. Valrico Rd to right on Brentwood Hills Blvd to left on Sandridge to right on Leichester to left on Powder Ridge. Home is on the right
Realtor Remarks: House is sold AS-IS for the convenience of the seller. Please set appointment through call center. All measurements are approximate.

Agent ID: 261548120
Agent Fax: 813-684-8400
Agent Direct: 813-505-6058
Agent Pager/Cell: 813-505-6058
Call Center #: 888-998-9005
Office ID: 771292
Office Phone: 813-684-9500
LP/SqFt: \$114.56
Listing Type: Exclusive Right to Sell

Owner Phone:
Management Contact Info:
Days to Cont: 1
Office: SIGNATURE REALTY ASSOCIATES
Sold Price: \$265,000
Seller Credit: \$0.00
Bonus: No
Non-Rep: 0%

Exp Clsg Date: 07/06/2015
Days to Closed: 30
SP/LP Ratio: 104.95
Bonus Exp Date:
Trans Broker: 3%-\$300