

T2783105 604 N DOVER RD, DOVER, FL 33527

County: Hillsborough
Subdiv: ACREAGE
Beds: 5
Baths: 3/0
Pool: None
Style: Single Family Home
Location: Greenbelt, Pasture / Agricultural, Street Paved, Zoning Permits Horses
Total Acreage: 5 to less than 10
Garage/Carport: RV Carport, Open Parking, Side Rear Entry, Workshop
LP/SqFt: \$150.74
Sold Date: 12/30/2015
Sold Price: \$275,000
SP/SqFt: \$127.55

Status: Sold
List Price: \$325,000
Year Built: 1922
Special Sale: None
ADOM: 44
CDOM: 44
Pets:
SqFt Heated: 2,156
Total SqFt: 3,002

'Income Property - go to Virtual Tour link below for income potential' -- 5 ACRE RANCH with MAIN HOUSE & separate COZY COTTAGE (mother-in-law suite) -- Homes are upgraded and in excellent condition -- Acreage can support 4 Horse Stalls (to be built) producing \$500 x 4 = \$2,000.00 income potential, plus \$700.00 (current) rental income for the cottage (could charge \$950.00) adds up to a total of \$2,950.00 monthly income -- MAIN HOUSE 3/2 (1,276 / 1,594 Sq/Ft) - Enjoy your early morning coffee on the lovely front porch with a relaxing country view from the top of the hill - inside is a double-sided real wood burning fire place, real wood floor entrance, large kitchen, screened in side porch, open back patio -- Sheds, RV-pad, power & under-cover parking -- Invisible dog fence -- COZY COTTAGE 2/1 (880 / 1,408 Sq/Ft) - Front porch, Great Room which includes Living Room & Kitchen, Master Bedroom with French Doors onto screened in porch, Master Bathroom, second long narrow guest or storage room -- DIRECTLY ACROSS THE ROAD IS "SYNDNEY DOVER TRAILS" COUNTY PARK FOR HORSE RIDING, BIKING, RUNNING ON A 7.5 MILE CIRCULAR COUNTRY TRAIL -- BUILDING 4 HORSE STALLS DIRECTLY ACROSS THE ROAD WILL BE OF GREAT CONVENIENCE TO 4 LUCKY HORSE OWNERS -- To see ALL these PICTURES & more in HIGH QUALITY go to ==> www.QuickVirtualTour,US/Dover604.pdf

Land, Site, and Tax Information

SE/TP/RG: 20-29-21
Subdivision #:
Tax ID: U-20-29-21-ZZZ-000004-07540.0
Taxes: \$1,193.00
Homestead: Yes **CDD:** No
Legal Desc: N 1/2 OF S1/2 OF N 1/2 OF SE 1/4 OF NE 1/4
Ownership: Fee Simple
Book/Page: 24-66
Existing Lease or Tenant: Yes
Month to Month or Weekly: Yes
Lot Dimensions:

Zoning: AS-1
Future Land Use:
Zoning Comp:
Tax Year: 2014
Annual CDD Fee:

Section #: 20
Block/Parcel: 4
Front Exposure:
Lot #: 085616
Other Exemptions:
Mill Rate:

Complex/Comm Name:
Floor #:
Monthly Rental Amount: \$700

Flood Zone:
End Date of Lease: 10/31/2015

Lot Size Acres: 5.00
Lot Size SqFt: 217,800

Interior Information

A/C: Central
Heat/Fuel: Fuel - Electric
Fireplace: Yes-Wood Burning Fireplace
Utilities Data: County Water, Electric, Septic, Well
Interior Layout: Eating Space In Kitchen, Formal Living Room Separate
Interior Feat: Blinds/Shades, Ceiling Fan(S), Inside Utility, Smoke Alarm(S), Solid Wood Cabinets, Storage Room, Washer/Dryer Hookup, Window Treatment
Master Bath: Tub With Shower
Appliances Incl: Microwave, Range, Refrigerator
Kitchen Feat: Walk In Pantry

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

Additional Rooms: Inlaw / Rental Apartment, Inside Utility

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Living Room	19x14	1st	Wood	Kitchen	16x14	1st	Ceramic Tile
Master Bedroom	16x10	1st	Carpet	2nd Bedroom	10x11	1st	Carpet
3rd Bedroom	10x10	1st	Carpet	Great Room	24x15	1st	Ceramic Tile
Master Bedroom	17x10	1st	Carpet	4th Bedroom	20x6	1st	Carpet

Exterior Information

Ext Construction: Wood Frame
Roof: Shingle
Ext Features: Barn, Fenced, French Doors, Gutters / Downspouts, Oak Trees, Parking - RV/Boat, Patio/Porch/Deck Screened, Rental Apartment, Stables, Storage, Utility Shed

Description: One Story
Garage Dim:

Community Information

HOA / Comm Assn: None
Elementary School: Nelson-HB
Can Property be Leased: Yes
Association Approval Required: No
Lease Restrictions: No

Middle School: Mulrennan-HB
High School: Durant-HB
Years of Ownership Prior to Leasing Required: No

Realtor Information

List Agent: Smiley Papenfus
E-mail: SmileyPapenfus@gmail.com
Office: SIGNATURE REALTY ASSOCIATES
Original Price: \$380,000
List Date: 10/08/2015
Previous Price: \$380,000
Owner: SHARON L & RONALD K PARRISH
Financing Avail:
Contract: 11/21/2015
Selling Agent: [Smiley Papenfus](#)
Sold Date: 12/30/2015
Terms: All Cash

Agent ID: 261536700
Agent Fax: 813-643-5776
Office Fax: 813-643-5776
Price Change: 10/21/15
Owner Phone:
Management Contact Info:
Days to Cont: 44
Office: SIGNATURE REALTY ASSOCIATES
Sold Price: \$275,000
Seller Credit: \$0.00

Agent Direct: 813-600-3292
Agent Pager/Cell: 813-765-6145
Office ID: 673900
Office Phone: 813-689-3115
LP/SqFt: \$150.74
Expiration Date: 04/30/2016
Listing Type: Exclusive Right to Sell
Exp Clsg Date: 01/07/2016
Days to Closed: 83
SP/LP Ratio: 84.62

SP/SqFt: \$127.55

Spec List Type: Other
Single Agent: 3%-\$330

Bonus:
Non-Rep: 0%

Bonus Exp Date:
Trans Broker: 3%-\$330

Realtor Info: In-Law Quarters, Lead Paint Disclosure, Seller Property Disclosure, Sold As-Is

Confidential Info: Owner Occupied

Showing Instructions: Call Listing Agent, Lock Box - Combination, Use Request Showing button

Driving Directions: From 60 North on Dover Rd for about a ¾ mile -- Property on left hand side -- Opposite "Sydney Dover Trails" County Park for Horses, Biking, Running (7.5 mile trail) -- On corner of Thomas Cooper Rd which runs all the way up the East side of the property.

Realtor Remarks: Call Smiley 813.600.3292 -- Hit the show button -- Unbranded Quick Virtual Tour has additional 'High Quality Pictures' (FWD to client) -- Sellers disclosure ATTACHED -- Executive Title -- Square footage from county records -- All room sizes are approximate -- THE FRONT GATE HAS A DUMMY LOCK - make it appear locked when you leave.

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