

**T2759529 1735 COMPTON ST, BRANDON, FL 33511**

**County:** Hillsborough  
**Subdiv:** PROVIDENCE LAKES UNIT 05 PH B  
**Beds:** 4  
**Baths:** 2/1  
**Pool:** Private  
**Style:** Single Family Home  
**Location:** Corner Lot, Street Paved  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Garage/Carport:** 2 Car Carport, Door Opener  
**LP/SqFt:** \$114.28  
**Sold Date:** 08/06/2015  
**Sold Price:** \$260,000  
**SP/SqFt:** \$110.17

**Status:** Sold  
**List Price:** \$269,700  
**Year Built:** 1991  
**Special Sale:** None  
**ADOM:** 7  
**CDOM:** 7

**Pets:** Yes

**SqFt Heated:** 2,360  
**Total SqFt:** 2,800

HONEY STOP THE CAR. This is the home we have been looking for. A home that looks and shows like a model!!! It's a SHAME we are only allowed to post 25 photos because this home is GORGEOUS, you need to see all 57. This home is a MUST SEE and WILL SELL FAST so get in and see it while you can. Plenty of room on this corner lot. This neighborhood is CDD free. ROOF REPLACED 2005. A/C IN 2010 BOTH PROPERLY PERMITTED. BRAND NEW 2014-POOL MARCITE AND SCREENING. NEW VESSEL SINKS IN MASTER BATH. NEW CARPET IN LIVING AND FAMILY ROOM. NEW OVEN/STOVE. NEW DISHWASHER. NEW REFRIGERATOR. Words like, beautiful, lovely, stylish does not do this home justice. Providence Lakes provides a park, streets are tree lined, close to The Brandon Mall, interstates and Selmon, Buyer is responsible to verify room measurements, and information contained in this listing. School districts always subject to change.

**Land, Site, and Tax Information**

**SE/TP/RG:** 04-30-20  
**Subdivision #:**  
**Tax ID:** [U-04-30-20-2NB-C00000-00023.0](#)  
**Taxes:** \$3,407.00  
**Homestead:** Yes **CDD:** No  
**Legal Desc:** PROVIDENCE LAKES UNIT V PHASE B LOT 23 BLOCK C  
**Ownership:** Fee Simple  
**Book/Page:** 69-45  
**Lot Dimensions:**

**Zoning:** PD-MU  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2014  
**Annual CDD Fee:**

**Section #:** 04  
**Block/Parcel:** C  
**Front Exposure:**  
**Lot #:** 23  
**Other Exemptions:**  
**Mill Rate:**

**Complex/Comm Name:**  
**Floor #:**  
**Lot Size Acres:** 0.22

**Flood Zone:**  
**Lot Size SqFt:** 9,450

**Interior Information**

**A/C:** Central  
**Heat/Fuel:** Central  
**Fireplace:** No  
**Utilities Data:** Cable Available, City Water, Electric, Public Sewer, Public Utilities  
**Interior Feat:** Attic, Blinds/Shades, Smoke Alarm(S), Walk In Closet  
**Appliances Incl:** Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Microwave, Oven, Range, Washer  
**Kitchen Feat:** Island, Pantry

**Floor Covering:** Carpet, Laminate  
**Security Sys:**  
**SqFt Source:** Public Records

**Additional Rooms:**

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Family Room	14x12	1st	Carpet	Living Room	14x11	1st	Carpet
Dining Room	14x11	1st	Carpet	Master Bedroom	18x16	1st	Carpet
2nd Bedroom	12x11	1st	Carpet	3rd Bedroom	11x11	1st	Carpet
4th Bedroom	10x11	1st	Carpet	Kitchen	17x18	1st	Ceramic Tile

**Exterior Information**

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Ext Features:** Patio/Porch/Deck Covered, Screen/Covered Enclosure, Sliding Doors  
**Pool:** Gunite/Concrete, Pool Sweep

**Description:** One Story  
**Garage Dim:**  
**Pool Dim:**

**Community Information**

**HOA / Comm Assn:** Required **HOA Fee:** \$345.00  
**Elementary School:** Mintz-HB **HOA Pmt Sched:** Annual **Mo Maint\$(add HOA):**  
**Middle School:** McLane-HB **High School:** Riverview-HB

**Realtor Information**

**List Agent:** Robert Melio  
**E-mail:** [robknowshomes@gmail.com](mailto:robknowshomes@gmail.com)  
**Office:** KELLER WILLIAMS REALTY  
**Original Price:** \$269,700  
**List Date:** 05/30/2015  
**Owner:** OWNER OF RECORD  
**Financing Avail:**  
**Contract:** 06/06/2015  
**Selling Agent:** Smiley Papenus  
**Sold Date:** 08/06/2015 **SP/SqFt:** \$110.17  
**Terms:** New Conventional  
**Spec List Type:** Exclusion  
**Single Agent:** 3%-\$295  
**Confidential Info:** Pet on Premises  
**Showing Instructions:** Appointment Only, Call Before Showing, Call Listing Agent, Lock Box - Electronic, Use Request Showing button, Lock Box Coded  
**Driving Directions:** From Providence Road, head east on Providence Lakes Blvd, go south on Providence Run, east on Storington and right on Compton St.  
**Realtor Remarks:** Buyer to verify measurements and information. "As-Is" for convenience of seller. All offers must include pre approval letter or proof of funds. Buyers should always perform a home inspection. Title company will be Hillsborough Title Bloomingdale Ave Brandon.

**Agent ID:** 261548043  
**Agent Fax:** 813-684-8400  
**Office Fax:** 813-684-8400  
**Owner Phone:**  
**Management Contact Info:**  
**Days to Cont:** 7  
**Office:** SIGNATURE REALTY ASSOCIATES  
**Sold Price:** \$260,000  
**Seller Credit:** \$0.00  
**Bonus:**  
**Non-Rep:** 0%

**Agent Direct:** 813-404-0006  
**Agent Pager/Cell:** 813-404-0006  
**Office ID:** 771292  
**Office Phone:** 813-684-9500  
**LP/SqFt:** \$114.28  
**Listing Type:** Exclusive Agency  
**Exp Clsg Date:** 08/06/2015  
**Days to Closed:** 68  
**SP/LP Ratio:** 96.40  
**Bonus Exp Date:**  
**Trans Broker:** 3%-\$295