

**T2807780 13908 FELIX WILL RD, RIVERVIEW, FL 33579**

**County:** Hillsborough  
**Subdiv:** SOUTHFORK  
**Beds:** 4  
**Baths:** 3/0  
**Pool:** Community  
**Style:** Single Family Home  
**Location:** Sidewalk, Street Paved  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Construction Status:** Completed  
**Garage/Carport:** 3 Car Garage, Attached  
**LP/SqFt:** \$105.57  
**Sold Date:** 08/26/2016  
**Sold Price:** \$274,490  
**SP/SqFt:** \$105.57

**Status:** Sold  
**List Price:** \$274,490  
**Year Built:** 2016  
**Special Sale:** None  
**ADOM:** 92  
**CDOM:** 92  
**Pets:** Yes  
**Proj Comp Date:** 05/05/2016  
**SqFt Heated:** 2,600  
**Total SqFt:**

The "Newcastle" is built for royalty. This gorgeous 4 bedroom, 3 bath, 3 car garage home is sure to make an impression. You are greeted into the foyer which gives you a small glimpse of the formal living and dining area. Not until you walk a little further can you fully see the grand room. As you continue to the back of the home, you will find the kitchen, breakfast nook, and family room. This area is very open and airy due to the large sliding glass door leading to the covered lanai, yet it is tucked away from the rest of the home. The 2600 square feet was used perfectly so everybody has their own space. This home offers granite countertops, stainless steel GE appliances, extra large 42" maple cabinets, 18" tile in the wet areas, wood blinds on all the windows and rounded corners that add just a tad more elegance to this already exquisite home! The master bedroom or should I say master suite, is the perfect place for the King or Queen of the home to retreat for the evening. Step out to your lanai right from the privacy of your bedroom and unwind with a nice glass of wine. With his and her closets there is no more fighting over closet space. The master bathroom has dual sinks and an notable walk in shower that is large enough for two. This master suite boasts relaxation all around. This home is located in the beautiful community of South Fork located in Riverview, which offers great amenities including a pool, basketball court and playground.

**Land, Site, and Tax Information**

**SE/TP/RG:** 16-31-20  
**Subdivision #:**  
**Tax ID:** [U-16-31-20-9Y5-000000-00019.0](#)  
**Taxes:** \$2,646.00  
**Homestead:** No **CDD:** Yes  
**Legal Desc:** SOUTH FORK TRACT N LOT 19  
**Ownership:** Fee Simple  
**Book/Page:** 123-94  
**Existing Lease or Tenant:** No  
**Lot Dimensions:**  
**Water Frontage:**

**Zoning:** PD  
**Future Land Use:**  
**Zoning Comp:** Yes  
**Tax Year:** 2015  
**Annual CDD Fee:** \$1,928

**Section #:** 16  
**Block/Parcel:** 00/00  
**Front Exposure:**  
**Lot #:** 19  
**Other Exemptions:**  
**Mill Rate:**

**Complex/Comm Name:**  
**Floor #:**

**Flood Zone:** X

**Lot Size Acres:** 0.16  
**Waterfront Ft:** 0

**Lot Size SqFt:** 6,820

**Interior Information**

**A/C:** Central  
**Heat/Fuel:** Central  
**Fireplace:** No  
**Utilities Data:** Cable Available  
**Interior Feat:** Blinds/Shades  
**Master Bath:** Dual Sinks  
**Appliances Incl:** Dishwasher, Disposal, Dryer, Hot Water Electric, Microwave, Range, Refrigerator, Washer  
**Kitchen Feat:** Pantry

**Floor Covering:** Carpet, Ceramic Tile  
**Security Sys:**  
**SqFt Source:** Builder

**Additional Rooms:** Family Room, Foyer, Inside Utility

Room	Dim	Level	Floor	Covering	Room	Dim	Level	Floor	Covering
Living Room	20x13	1st			Dining Room	12x13	1st		
Family Room	17x18	1st			Master Bedroom	17x15	1st		
Kitchen	12x16	1st			Dinette	12x9	1st		
2nd Bedroom	12x11	1st			3rd Bedroom	11x10	1st		
4th Bedroom	11x10	1st							

**Exterior Information**

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Ext Features:** Sliding Doors, Trees/Landscaped  
**Pool:**

**Description:** One Story  
**Garage Dim:** 28x19

**Pool Dim:**

**Community Information**

**HOA / Comm Assn:** Required  
**Max Pet Wt:**  
**Elementary School:** Summerfield-HB  
**Can Property be Leased:** No

**HOA Fee:** \$32.43  
**HOA Pmt Sched:** Quarterly  
**Pet Restrictions:** See HOA for pet restrictions  
**High School:** East Bay-HB

**Mo Maint\$(add HOA):**  
**High School:** East Bay-HB

**Realtor Information**

**List Agent:** Ben Goldstein  
**E-mail:** [robin.bennett@lennar.com](mailto:robin.bennett@lennar.com)  
**Office:** Lennar Realty  
**Original Price:** \$278,090  
**List Date:** 03/15/2016  
**Previous Price:** \$274,990  
**Owner:** LENNAR HOMES LLC  
**Financing Avail:** Cash, Conventional, FHA, VA  
**Contract:** 07/29/2016  
**Selling Agent:** Smiley Papenfus  
**Sold Date:** 08/26/2016  
**Terms:** New Conventional  
**Spec List Type:** Not Applicable  
**Single Agent:** 3%

**Agent ID:** 629029835  
**Agent Fax:** 856-203-6648  
**Office Fax:**  
**Price Change:** 07/28/16  
**Owner Phone:**  
**Management Contact Info:**  
**Days to Cont:** 136  
**Office:** SIGNATURE REALTY ASSOCIATES  
**Sold Price:** \$274,490  
**Seller Credit:** \$13,000.00  
**Bonus:**  
**Non-Rep:** 0%

**Agent Direct:** 813-917-9080  
**Agent Pager/Cell:** 813-917-9080  
**Office ID:** 776703  
**Office Phone:** 8138412187  
**LP/SqFt:** \$105.57  
**Expiration Date:** 03/15/2017  
**Listing Type:** Exclusive Right to Sell  
**Exp Clsg Date:** 12/31/2016  
**Days to Closed:** 164  
**SP/LP Ratio:** 100.00  
**Bonus Exp Date:**  
**Trans Broker:** 3%

**SP/SqFt:** \$105.57

**Realtor Info:** Brochure Available, Floor Plan Available, HOA Disclosure Available, Home Warranty

**Showing Instructions:** Call Listing Office, Use Request Showing button, See Realtor Remarks

**Driving Directions:** - South on I-75 exit on 246 Apollo Beach. Continue towards Hwy 301. At traffic light make a right on 301 (South 301) and

then a left on South Fork community. Continue on Ambleside Blvd. for about 1.5 miles and we are on the right hand side.

**Realtor Remarks:** WELCOME HOME CENTER 813-917-9080 13812 FELIX WILL ROAD RIVERVIEW, FL 33579 Brooke Politano 813-810-1147  
Jeanette Beltran 863-797-0629

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