

T2814687 4609 DUXBERRY LN, VALRICO, FL 33594



County: Hillsborough
 Subdiv: COLONY SOUTH
 Beds: 3
 Baths: 2/0
 Pool: Private
 Style: Single Family Home
 Location: Corner Lot, In County, Street Paved
 Total Acreage: 1/4 Acre to 21779 Sq. Ft.
 Minimum Lease Period: No Minimum
 Garage/Carport: 2 Car Garage, 5+ Car Carport , RV Garage, Bath In Garage, Detached, Door Opener, Oversized, Workshop
 LP/SqFt: \$169.71
 Sold Date: 06/14/2016
 Sold Price: \$310,000
 SP/SqFt: \$161.88

Status: Sold
 List Price: \$325,000
 Year Built: 1985
 Special Sale: None
 ADOM: 13
 CDOM: 13

Pets: Yes
 Max Times per Yr: 1
 SqFt Heated: 1,915
 Total SqFt: 2,739

**** JUST STOP THE CAR ** LIVE, WORK & PLAY AND NEVER LEAVE HOME!!! ** THIS UNIQUE PROPERTY HAS ENDLESS POSSIBILITIES ** IT FEATURES A 3 BEDROOM/2BATH POOL/SPA HOME, A 10' X 14' SHED WITH ELECTRICITY & AN AWESOME SHOP/GARAGE (1,260 SQ FT) WITH TWO 8' DOORS & A 14' DOOR & A BATHROOM FOR YOUR SMALL BUSINESS AND/OR MANY HOBBIES, RV, ETC ** BEAUTIFUL EXTERIOR WITH STONE ACCENTS & PAVER DRIVEWAY * INSIDE FEATURES A FLORIDA SPLIT FLOORPLAN * L-SHAPED LIVING & DINING ROOMS * SPACIOUS BEDROOMS * KITCHEN WITH PASS THROUGH WINDOW TO LANAI NEXT TO THE COZY FAMILY ROOM WITH A WOOD BURNING FIREPLACE & WET BAR ** SELLERS HAVE UPDATED SO MANY THINGS -- ROOF, WINDOWS, ELECTRICAL, SPRINKLERS, POOL/LANAI AREA, THE LIST GOES ON & ON ** SELLERS ALSO LEAVING TOP OF THE LINE WASHER & DRYER WITH PEDESTALS ** THIS HOME SITS ON ALMOST A 1/2 ACRE LOT ON A QUIET STREET WITH 12 HOMES WITH NO HOA OR CDD ** CONVENIENT LOCATION TO SCHOOLS, SHOPPING, RT 60, ETC. ** CALL TODAY FOR YOUR PRIVATE SHOWING ****

Land, Site, and Tax Information

SE/TP/RG: 32-29-21
 Subdivision #: 223008.
 Tax ID: [U-32-29-21-34L-000002-00003.0](#)
 Taxes: \$3,475.00
 Homestead: Yes CDD: No
 Legal Desc: Colony South Lot 3 Block 2
 Ownership: Fee Simple
 Book/Page: 52/66
 Existing Lease or Tenant: No
 Lot Dimensions: 116x140
 Water Frontage:

Zoning: RSC-2
 Future Land Use:
 Zoning Comp: Yes
 Tax Year: 2015
 Annual CDD Fee: \$0

Section #: 32
 Block/Parcel: 000002
 Front Exposure: North
 Lot #: 000030
 Other Exemptions:
 Mill Rate: 23.4740

Complex/Comm Name:
 Floor #:
 Flood Zone:

Lot Size Acres: 0.41
 Waterfront Ft: 0
 Lot Size SqFt: 17,748

Interior Information

A/C: Central
 Heat/Fuel: Central, Fuel - Electric
 Fireplace: Yes-Family Room, Wood Burning Fireplace
 Utilities Data: Cable Available, County Water, Electric, Fiber Optics, Public Municipal Water, Public Sewer, Public Utilities, Underground, Well
 Interior Layout: Breakfast Room Separate, Formal Dining Room Separate, Formal Living Room Separate, Living Room/Dining Room Combo, Master Bedroom Downstairs, Open Floor Plan, Split Bedroom, Volume Ceilings
 Interior Feat: Blinds/Shades, BuiltinFeatures, Cathedral/Vaulted Ceiling, Ceiling Fan(S), Inside Utility, Smoke Alarm(S), Walk In Closet, Washer/Dryer Hookup, Wet Bar, Window Treatment, Other
 Master Bath: Tub with Separate Shower Stall
 Appliances Incl: Dishwasher, Disposal, Dryer, Exhaust Fan, Hot Water Electric, Microwave, Refrigerator, Washer
 Kitchen Feat: Breakfast Bar, Closet Pantry

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

Additional Rooms: Family Room, Foyer, Inside Utility

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
2nd Bedroom	12x13	1st	Ceramic Tile	3rd Bedroom	12x14	1st	Ceramic Tile
Dinette	6x8	1st	Ceramic Tile	Dining Room	10x12	1st	Ceramic Tile
Family Room	15x16	1st	Ceramic Tile	Kitchen	10x11	1st	Ceramic Tile
Living Room	12x19	1st	Ceramic Tile	Master Bedroom	12x18	1st	Ceramic Tile
Balcony/Porch/Lanai	10x33	1st	Brick/Stone	Dinette	8x15	1st	Ceramic Tile
Inside Utility	7x7	1st	Ceramic Tile				

Exterior Information

Ext Construction: Block, Stone
 Roof: Shingle
 Ext Features: Detached Workshop, Fenced, Gutters / Downspouts, Hot Tub/Spa, Irrigation System, Parking - Rv/Boat, Patio/Porch/Deck Covered, Patio/Porch/Deck Screened, Storage, Trees/Landscaped, Utility Shed
 Pool: Gunite/Concrete, Heated Pool, Heated Spa, In Ground, Screen
 Enclosure, Spa

Description: Detached, One Story
 Garage Dim: 22x22
 Pool Dim: 15 x 30

Community Information

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

Pet Restrictions: Check with county
 Middle School: Mulrennan-HB High School: Durant-HB
 Building has Elevator: No
 Years of Ownership Prior to Leasing Required: No

Realtor Information

List Agent: Deb Breaux
 E-mail: debbiebreaux@kw.com
 Office: KELLER WILLIAMS REALTY
 Original Price: \$325,000
 List Date: 04/26/2016
 Previous Price:
 Owner: UNDISCLOSED
 Financing Avail: Cash, Conventional, VA
 Contract: 05/09/2016
 Selling Agent: [Smiley Papeufus](#)

Agent ID: 846507318
 Agent Fax: 813-684-8400
 Office Fax: 813-684-8400
 Price Change:
 Owner Phone:
 Management Contact Info:
 Days to Cont: 13
 Office: SIGNATURE REALTY ASSOCIATES

Agent Direct: 813-504-1498
 Agent Pager/Cell: 813-504-1498
 Office ID: 771292
 Office Phone: 813-684-9500
 LP/SqFt: \$169.71
 Expiration Date: 09/30/2016
 Listing Type: Exclusive Right to Sell
 Exp Clsg Date: 06/14/2016

Sold Date: 06/14/2016 SP/SqFt: \$161.88 Sold Price: \$310,000 Days to Closed: 49
Terms: New Conventional Seller Credit: \$0.00 SP/LP Ratio: 95.38
Spec List Type: Not Applicable Bonus: Bonus Exp Date:
Single Agent: 2.5% Non-Rep: 1% Trans Broker: 2.5%
Realtor Info: Docs Available, Seller Property Disclosure, Sold As-Is, Survey Available
Confidential Info: Owner Occupied, Pet on Premises, Var Rate Commssn
Showing Instructions: Appointment Only, Call Listing Agent, Lock Box - Electronic, Use Request Showing button, Pet on Premises
Driving Directions: From Rt 60, South on Dover Road * West (right on Duxberry) to 4609 on left (3rd house) From Durant Road, North on Duxberry to 4609 on right (3rd house)
Realtor Remarks: * SELLERS would like to close in mid- to late-June * Easy to Show * Sold "As-Is" for the Convenience of the Seller Schools from Hillsborough County Schools (<http://gis.sdhc.k12.fl.us/schoollocator/>) as of 22Apr16. * Thank you for showing, help me find new owners *
Closing/Title Co: Fuentes & Kreischer 1407 W. Busch Blvd, Tampa FL 33612, 813-933-6647, paula@fklaw.net

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