

**Begin Your VIRTUAL TOUR...**  
**(...just a few seconds for the file to load).**



**Keyboard RIGHT ARROW**  
**for next slide...**



**904 Flatwood Ct, Brandon, FL 33511**  
**3.8 Acre Luxury Estate – 6,225 sq/ft**

# SUMMARY

3.8 Acre Estate – Grand Total of 6,225 Heated sq/ft

Patio, Pool, Spa, Billiard room, Bonus Room, Theatre

Main House:- 5 Bedrooms, 3 Bathrooms, 2 Half-bathrooms; 4,725 / 6,817 Heated & Total sq/ft

Additional Building:- adds Bedroom 6, Bathroom 4, a 2nd Kitchen & Bonus Room; 1,500 Heated sq/ft.

Exclusive 'Southoak' Luxury Estates

MLS # T2888085 - **FULL DESCRIPTION** after pictures.



**Stately Front View of a 4,725 heated sq/ft main house**





**Circular Driveway**





**Side 3 Car Garage and Large Bonus Room with Sliding Doors**





**Exclusive 'Southoak' Luxury Estates**





**Grand Entrance Foyer w/ dual stairs & wrought iron balustrades**



**Family Room w/ Volume Ceilings, Fireplace & Grand Columns**





**Large Open Family Room with French Doors to Patio 23' x 18'**



**Family Room with window view from Kitchen / Dinette**





**New Large Modern Kitchen with granite & island 18' x 18'**



**Kitchen with Sub-Zero refrigerator, microwave & double oven**





**Large Dinette with French Doors onto back patio 16' x 9'**



**Large Dining Room with front view & fitted cabinets 21' x 14'**





**Butler's Pantry**

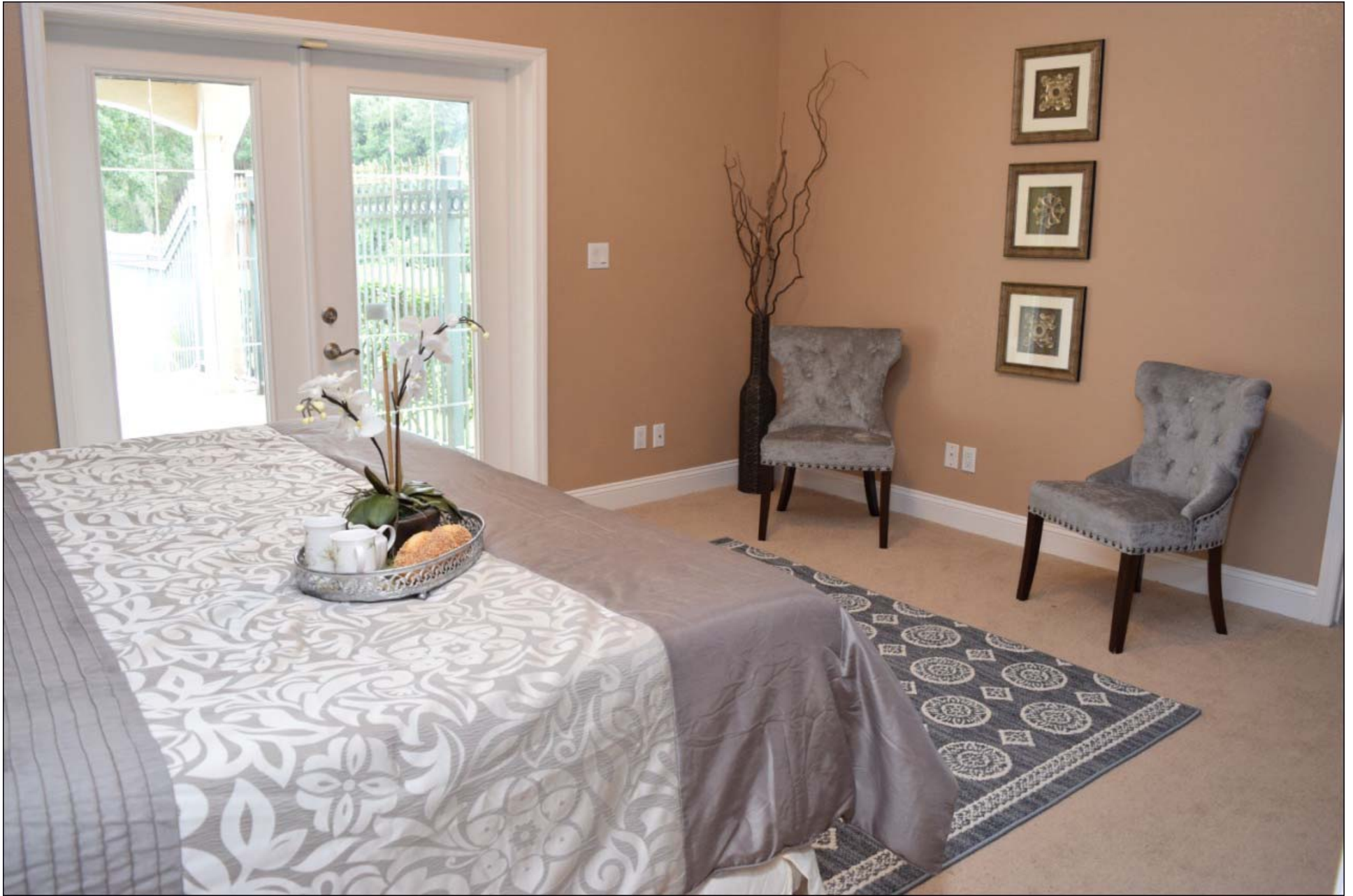


**Formal Living Room with 2<sup>nd</sup> fireplace & front view 17' x 14'**





**Master Bedroom with French Doors onto back patio 15' x 14'**



**Sitting area in Master Bedroom**





**Master Bedroom with dresser niche**



**Large Master Bathroom with granite vanities & dual basins**





**Master Bathroom with new cabinets**



**Master Bathroom Jacuzzi & walk-in-shower**





**His & Hers fully fitted walk-in-closets**



**Downstairs Guest Half-Bathroom**





**Bedroom 2 with back view – 14' x 12'**



**Bedroom 3 with front view – 14' x 14'**





**Bathroom 2 with granite vanity & shower in Tub**



**Bedroom 4 with back view – 15' x 14'**





**Bedroom 5 with front view – 15' x 14'**



**Bathroom 3 with granite vanity and shower in Tub**





**Separate Stairs to Private Theater**



**Theater w/ large screen, projector, speakers & adjustable lighting**





**Theater & Games Room**



**Theater & Games Room**





**Laundry with fitted cabinets**



**Pool 2<sup>nd</sup> Half-Bathroom**





**Patio overlooking Pool with waterslide**





**Outdoor Kitchen with Barbecue & Bar**





**Wood Fired Pizza Oven**



**Extended Back Patio with 5 sets of French Doors**





**Extra Large Pool with Waterfall, Water-slide & Fountains**





**20 Seater Cove Spa with Cocktail table & cascading waterfall**





**Large Billiard Room (or Guest Suite) with Kitchen & Bathroom**





**Back View**





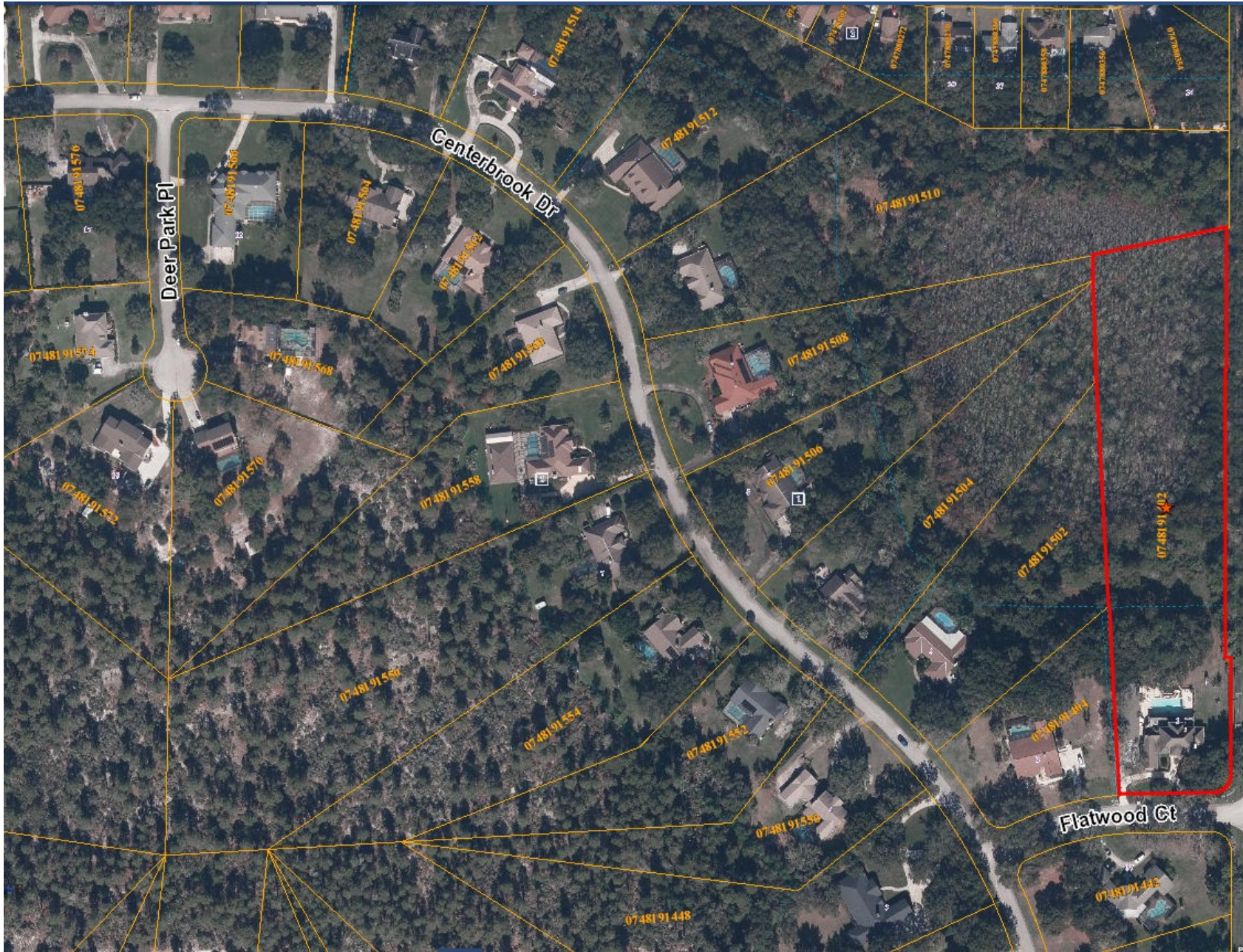
**3.8 Acre Estate – wooded, secure & private**





**Mature Oak Trees to back woods**



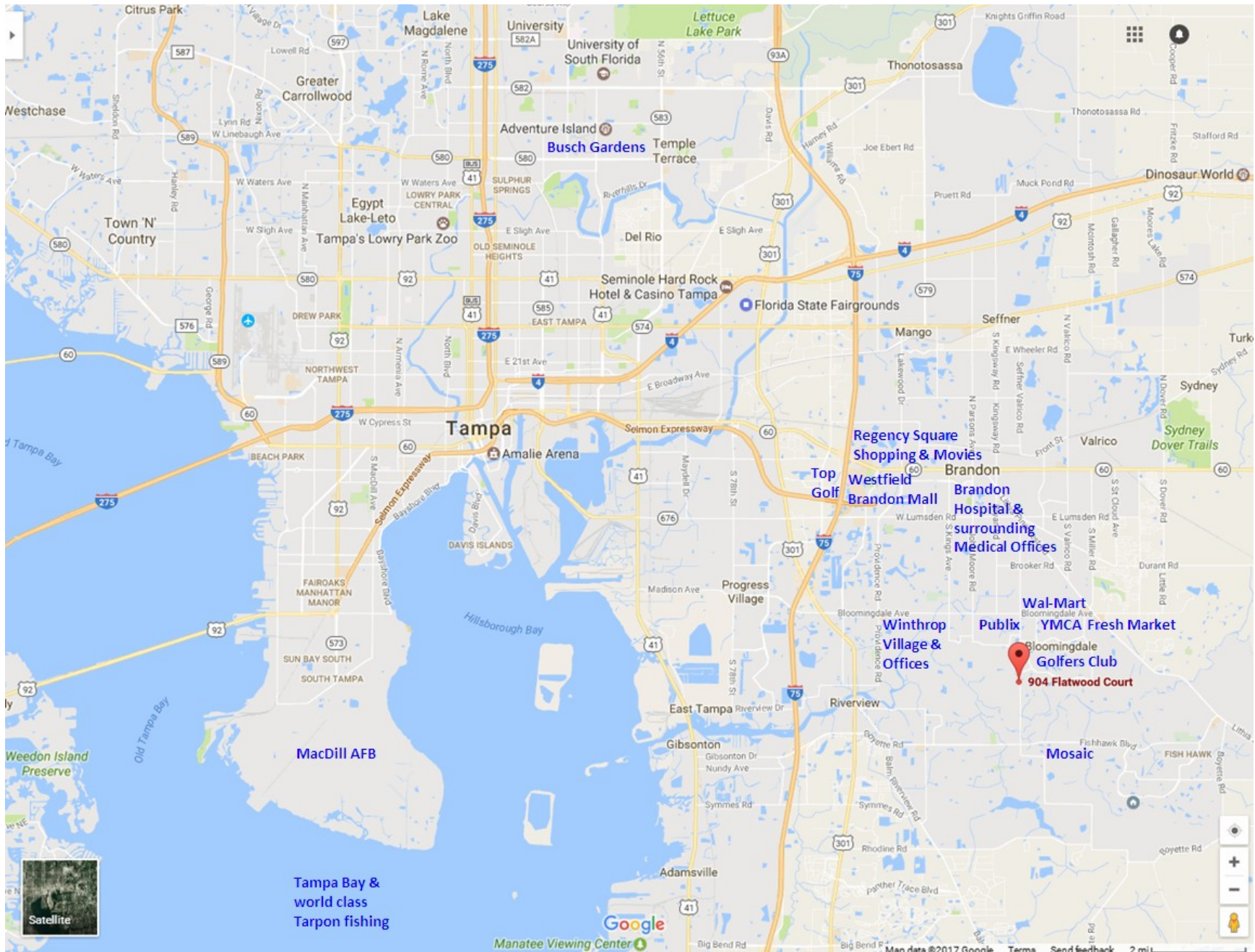


**3.8 Acres outlined in red**









**Ideally situated near to business, shopping & sports**

## Full Description...

- 3.8 Acre Estate – 1999 – Grand Total of 6,225 Heated sq/ft – Exclusive 'Southoak' Luxury Estates
- **Main House**:- 5 Bedrooms, 3 Bathrooms, 2 Half-bathrooms; 4,725 / 6,817 Heated & Total sq/ft
- **Additional Building**:- adds Bedroom 6, Bathroom 4, a 2nd Kitchen & Bonus Room; 1,500 Heated sq/ft
- Stately Front View with Circular Driveway – Side 3 Car GARAGE
- Grand ENTRANCE FOYER with dual stairs & wrought iron balustrades
- Large volume ceiling FAMILY ROOM with Fireplace, Grand Columns & 3 sets of French Doors to back Patio
- Large New Modern KITCHEN with top of the line appliances >>> Sub-Zero refrigerator, 2 convection ovens, convection microwave, KitchenAid dishwasher; also granite counters, breakfast bar, island with stove & bay window with serving hatch to outdoor kitchen
- Large DINETTE with French Doors onto back patio
- Large DINING ROOM with Front View – Butler's Pantry
- Formal LIVING ROOM with 2nd fireplace & front view
- MASTER BEDROOM with sitting area & French Doors onto back patio
- MASTER BATHROOM with granite counters, dual basins, Jacuzzi & walk-in-shower
- His&Hers fully fitted walk-in-closets
- Downstairs Guest HALF BATHROOM with granite vanity
- 4 upstairs BEDROOMS & 2 BATHROOMS with granite vanities
- Separate stairs to THEATRE with large screen, projector, speakers & adjustable lighting
- LAUNDRY with fitted cabinets
- Pool 2nd HALF BATHROOM
- Extended back PATIO overlooking Pool with OUTDOOR KITCHEN, Barbeque, Refrigerator, Bar & Wood Fired Pizza Oven
- Extra Large POOL with fountains & water-slide – Large cove enclosed 20 seater SPA with cocktail table & cascading waterfall
- Large BILLIARD ROOM (or Guest Suite) with Kitchen & Bathroom – Large BONUS ROOM with sliding doors
- Ideally situated near business, shopping & sports
- Welcome HOME!!!



# 1 of 3 - Search Criteria...

Criteria Map Results

Quick

**Status - Date or Range**

Active  
 Pending 0-365  
 Temporarily Off-Market  
 Withdrawn  
 Sold 0-1095  
 Expired  
 Leased  
 Lease Option

**Contract Status**

Appraisal  
Financing  
Inspections  
Kick Out Clause  
No Contingency

And  Or  Not

**Special Sales Provision**

REO / Bank Owned  
Short Sale  
None

Or  Not

**Property Style**

Manufactured/Mobile Home  
Modular  
Single Family Home  
Townhouse  
Villa

Or  Not

**Property Description**

1st Floor Multi-Story

**Map Search: Map Area Selected Clear Map**

Within  miles of  [My Location](#)

St #	Dir Pfx	Street Name	St Type	Dir Sfx	Unit #
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**County**

Alachua  
Baker  
Bay  
Bradford  
Brevard

Or  Not

**MLS Zip**

32616 - Alachua  
32615 - Alachua  
32420 - Alford  
32715 - Altamonte Springs  
32716 - Altamonte Springs

Or  Not

**City**

Brandon

**Legal Subdivision Name**

**ML #**

**Price**

(000s)

**Total Bedrooms**

4+

**# Full Baths**

**# Half Baths**

**Sq Ft Heated**

2300+

**Year Built**

1983+

**New Construction**

**Pool**

Community  
None  
Private

And  Or  Not

**Total Acreage**

1/4 Acre to 21779 Sq.  
1/2 Acre to 1 Acre  
One + to Two Acres  
Two + to Five Acres  
5 to less than 10

Or  Not

'Southoak' Comps for the last 3 years - as of June 2017





## 3 of 3 - Numerical Results...

Criteria Map Results

Previous · Next · 1-13 of 13 Checked 0 All · None · Page Display my:Smiley's CMA at 50 per page

#	ML #	Stat	Address	Built	HTD	List Price	Close Price	SP/SqFt	LP/SqFt	Original Li	SP/LP	SP/O	ADO	Close Date	Prop	Pool	BE	FB	HB	Garage	Speci	Water	Water	Bonus	Lot S	Subdivision	City
1	<a href="#">T2747126</a>	SLD	801 COTTAGE HILL W	1984	2,717	\$415,000	\$410,000	\$150.90	\$152.74	\$449,000	0.99	0.91	126	09/02/2015	One	Private	4	2	1	2	Car	C	None	No		2.41	BLOOMINGC BRAN
2	<a href="#">T2778430</a>	SLD	4610 CLARKSDALE LN	1988	3,706	\$565,000	\$565,000	\$152.46	\$152.46	\$565,000	1.00	1.00	0	10/23/2015	One	Private	4	3	0	4	Car	C	None	No		2.16	BLOOMINGC BRAN
3	<a href="#">T2771466</a>	SLD	1007 CENTERBROOK	1987	3,496	\$585,000	\$565,000	\$161.61	\$167.33	\$585,000	0.97	0.97	101	12/18/2015	One	Private	4	2	1	3	Car	C	None	Yes	Pond	3.90	BLOOMINGC BRAN
4	<a href="#">T2800876</a>	SLD	805 COTTAGE HILL W	1985	2,752	\$389,900	\$374,500	\$136.08	\$141.68	\$400,000	0.96	0.94	46	04/13/2016	One	Private	4	3	0	2	Car	C	None	No		1.07	BLOOMINGC BRAN
5	<a href="#">T2813991</a>	SLD	806 CENTERBROOK C	1984	4,831	\$719,900	\$705,000	\$145.93	\$149.02	\$719,900	0.98	0.98	2	05/20/2016	Two	Private	5	4	1	3	Car	C	None	No		1.28	BLOOMINGC BRAN
6	<a href="#">T2801071</a>	SLD	1003 CENTERBROOK	1986	2,537	\$469,100	\$405,000	\$156.55	\$181.33	\$486,900	0.86	0.83	103	06/23/2016	One	Private	4	2	1	2	Car	C	None	No		1.65	BLOOMINGC BRAN
7	<a href="#">T2820565</a>	SLD	703 CENTERBROOK C	1985	5,147	\$650,000	\$648,000	\$125.90	\$126.29	\$650,000	1.00	1.00	29	08/08/2016	One	Private	5	4	2	4	Car	C	None	No		1.71	SOUTH OAK BRAN
8	<a href="#">T2819705</a>	SLD	504 CENTERBROOK C	1984	3,033	\$539,000	\$510,000	\$168.15	\$177.71	\$550,000	0.95	0.93	116	11/02/2016	One	Private	5	3	0	2	Car	C	None	No		1.12	SOUTH OAK BRAN
9	<a href="#">T2888085</a>	ACT	904 FLATWOOD CT	1987	6,225	\$750,000			\$120.48	\$750,000			13		Two	Private	6	4	2	3	Car	C	None	No		3.80	SOUTH OAK BRAN
10	<a href="#">A4188858</a>	ACT	503 CENTERBROOK C	1988	2,947	\$429,900			\$145.88	\$429,900			18		One	None	5	3	0	3	Car	C	None	No	No	1.10	BLOOMINGC BRAN
11	<a href="#">T2861201</a>	ACT	806 CENTERBROOK C	1984	4,831	\$798,500			\$165.29	\$849,000			155		Two	Private	5	4	1	3	Car	C	None	No	No	1.28	BLOOMINGC BRAN
12	<a href="#">T2883166</a>	ACT	519 CENTERBROOK C	2004	4,054	\$699,000			\$172.42	\$699,000			37		Two	Private	4	5	1	4	Car	C	None	No		1.62	SOUTH OAK BRAN
13	<a href="#">T2882800</a>	ACT	513 CENTERBROOK C	1983	2,391	\$474,000			\$198.24	\$474,000			41		One	Private	4	3	0	2	Car	C	None	No		1.00	BLOOMINGC BRAN

'Southoak' Comps for the last 3 years - as of June 2017

# directions

904 Flatwood Ct, Brandon, FL 33511

Off Bell Shoals Rd halfway between Bloomingdale & Boyette – almost opposite  
Beef O'Brady's – West on Flatwood – first house on the right.

There's  
no  
place  
like  
**home.**





**SCHEDULE TO VIEW THIS PROPERTY**

**END**