

**T2889490 2707 VILLA DR, VALRICO, FL 33596****County:** Hillsborough**Subdiv:** BUCKHORN GROVES PH 01**Beds:** 4**Baths:** 3/0**Pool:** None**Style:** Single Family Home**Location:** In County, Sidewalk, Street Paved**Total Acreage:** Up to 10,889 Sq. Ft.**Minimum Lease Period:** No Minimum**Garage/Carpport:** 3 Car Garage, Attached, Door Opener**LP/SqFt:** \$107.49**Sold Date:** 11/03/2017**Sold Price:** \$285,000**SP/SqFt:** \$105.67**Status:** Sold**Backups Requested:** No**List Price:** \$289,900**Year Built:** 2002**Special Sale:** None**ADOM:** 93**CDOM:** 93**Pets:** Yes**Max Times per Yr:****SqFt Heated:** 2,697**Total SqFt:** 3,508

Meticulously maintained four bedroom home with separate den. Three way split floor plan is ideal for family and guests. The house has laminate flooring in all the wet areas and in three of the four bedrooms. No carpet makes this home a great choice for allergy sufferers. Kitchen has 42 inch maple cabinets with granite countertops and tile backsplash. Leaded glass inserts in doors allow for lots of natural sunlight. All bathrooms have granite countertops and energy efficient upgrades. The master bedroom had an oversized master closet and sliding glass doors to the covered lanai. The community has low HOA fees and no CDDs.

**Land, Site, and Tax Information****SE/TP/RG:** 05-30-21**Subdivision #:****Tax ID:** [U-05-30-21-5OE-000001-00047.0](#)**Taxes:** \$2,570.00**Homestead:** Yes **CDD:** No**Legal Desc:** BUCKHORN GROVES PHASE 1 LOT 47 BLOCK 1**Ownership:** Fee Simple**Book/Page:** 88-92**Existing Lease or Tenant:** No**Lot Dimensions:****Water Frontage:****Zoning:** PD**Future Land Use:****Zoning Comp:****Tax Year:** 2016**Annual CDD Fee:****Complex/Comm Name:****Floor #:****Lot Size Acres:** 0.19**Waterfront Ft:** 0**Section #:** 05**Block/Parcel:** 1**Front Exposure:****Lot #:** 47**Other Exemptions:****Mill Rate:****Flood Zone:** X**Lot Size SqFt:** 8,120**Interior Information****A/C:** Central**Heat/Fuel:** Central**Fireplace:** No**Utilities Data:** Cable Available, County Water, Public Municipal Water, Public Utilities, Sprinkler Meter**Interior Layout:** Breakfast Room Separate, Formal Dining Room Separate, Formal Living Room Separate, Open Floor Plan, Split Bedroom**Interior Feat:** Blinds/Shades, Ceiling Fan(S), Inside Utility, Smoke Alarm(S), Washer/Dryer Hookup, Window Treatment**Master Bath:** Dual Sinks, Garden Bath, Tub with Separate Shower Stall**Appliances Incl:** Dishwasher, Disposal, Hot Water Gas, Microwave Hood, Range, Refrigerator**Kitchen Feat:** Breakfast Bar, Closet Pantry**Additional Rooms:** Den/Library/Office

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Living Room	18x12	1st	Laminate	Dining Room	12x10	1st	Laminate
Kitchen	12x11	1st	Ceramic Tile	Dinette	12x11	1st	Ceramic Tile
Master Bedroom	15x12	1st	Ceramic Tile	2nd Bedroom	11x10	1st	Laminate
3rd Bedroom	12x11	1st	Laminate	4th Bedroom	12x11	1st	Laminate
Family Room	19x13	1st	Laminate	Den/Library/Office	14x12	1st	Laminate

**Exterior Information****Ext Construction:** Block, Stucco**Roof:** Shake, Shingle**Ext Features:** Irrigation System, Patio/Porch/Deck Covered, Patio/Porch/Deck Screened, Sliding Doors, Sprinkler Metered**Pool Features:****Description:** One Story**Garage Dim:****Community Information****Community Features:** Fees Required, Playground**HOA / Comm Assn:** Required**HOA Fee:** \$176.00**HOA Pmt Sched:** Semi Annual**Deed Restrictions:** Yes**Middle School:** Mulrennan-HB**Mo Maint\$(add HOA):****High School:** Durant-HB**Elementary School:** Nelson-HB**Can Property be Leased:** Yes**Years of Ownership Prior to Leasing Required:** No**Association Approval Required:** No**Lease Restrictions:** No**Realtor Information****List Agent:** Mary Nealen**List Agent E-mail:** [maryjonealen@gmail.com](mailto:maryjonealen@gmail.com)**Office:** RE/MAX Realty Unlimited**Original Price:** \$297,500**List Date:** 06/23/2017**Previous Price:** \$292,500**Owner:****Financing Avail:** Cash, Conventional, FHA, VA**Contract:** 09/24/2017**Selling Agent:** Smiley Papenfus**Sold Date:** 11/03/2017**SP/SqFt:** \$105.67**Terms:** All Cash**Spec List Type:** Not Applicable**Single Agent:** 3%-\$295**Realtor Info:** Docs Available, Floor Plan Available, HOA Disclosure Available, Survey Available**Confidential Info:** Owner Occupied**Showing Instructions:** Appointment Only, Call Listing Agent, Lock Box - Electronic, Use Request Showing button**Driving Directions:** Durant Road to South on Villa Drive to house**List Agent ID:** 637519765**List Agent Fax:** 813-689-5967**Office Fax:** 813-689-5967**Price Change:** 08/04/17**Owner Phone:****Association/Manager Contact Info:****Days to Cont:** 93**Office:** SIGNATURE REALTY ASSOCIATES**Sold Price:** \$285,000**Seller Credit:** \$0.00**Bonus:****Non-Rep:** 0%**List Agent Direct:** 813-684-0016**List Agent Cell:** 813-857-4566**Office ID:** 711900**Office Phone:** 813-684-0016**LP/SqFt:** \$107.49**Expiration Date:****Listing Type:** Exclusive Right to Sell**Exp Clsg Date:** 11/03/2017**Days to Closed:** 133**SP/LP Ratio:** 98.31**Bonus Exp Date:****Trans Broker:** 3%-\$295