

T3101358 6231 KINGBIRD MANOR DR, LITHIA, FL 33547

County: Hillsborough
Subdiv: FISH HAWK TRAILS UNIT 06
Beds: 5
Baths: 3/1
Pool: None
Property Style: Single Family Residence
Lot Features: Oversized Lot
Total Acreage: 1/4 Acre to 21779 Sq. Ft.
Minimum Lease Period: No Minimum
Garage: Yes **Attch:** Yes **Spcs:** 3
Garage/Parking Features: Garage Faces Side
LP/SqFt: \$128.02
New Construction: No

Status: Sold
Backups Requested: No
List Price: \$545,000
Year Built: 2002
Special Sale: None
ADOM: 167
CDOM: 167

Pets: Yes
Max Times per Yr:
Carport: No **Spcs:**

Heated Area: 4,257 SqFt

Sold Date: 10/26/2018
Sold Price: \$500,000
SP / SqFt: \$117.45

THIS 5 BEDROOM 4 BATH CUSTOM HOME SITS ON AN AMAZING WATERFRONT LOT IN FISH HAWK TRAILS. THE KITCHEN IS A CHEF'S DELIGHT FEATURING STAINLESS STEEL APPLIANCES, DOUBLE OVENS, GRANITE COUNTERTOPS, TILE BACKSPLASH, PLENTY OF CABINETS FEATURING OVER AND UNDER LIGHTING AND A BUILT IN DESK AREA. THE BREAKFAST NOOK OFFERS FRENCH DOORS THAT OPEN TO THE LANAI. THERE IS A HUGE WALK IN PANTRY LOCATED OFF OF THE KITCHEN. THE OPEN FAMILY ROOM FEATURES LOTS OF WINDOWS AND A GAS FIREPLACE. THE FORMAL DINING ROOM AND FORMAL LIVING ROOM ARE SPACIOUS AND OFFER PLANTATION SHUTTERS. THERE IS PLENTY OF NATURAL LIGHT IN THE LARGE MASTER SUITE FROM THE BAY WINDOWS OVERLOOKING THE POND. THE MASTER BATH OFFERS A LARGE WALK IN CLOSET, HIS & HER VANITIES, A GARDEN TUB AND A LARGE GLASS BLOCK WALK IN SHOWER. THE LARGE BONUS ROOM IS LOCATED IN THE BACK OF THE HOUSE FEATURING WOOD FLOORING, A BUILT IN BAR AREA WITH GRANITE COUNTERTOPS AND FRENCH DOORS OPENING TO THE COURTYARD. THE SECONDARY BEDROOMS ARE SPACIOUS AND TWO OFFER A JACK N JILL BATH. THERE ARE PLENTY OF CABINETS IN THE LAUNDRY ROOM AND A LAUNDRY TUB. THERE IS A SECOND BONUS ROOM LOCATED UPSTAIRS OFFERING A BATHROOM AND PLENTY OF STORAGE SPACE. THIS HOUSE OFFERS MANY OPTIONS FOR ENTERTAINING WITH THE BONUS ROOM, THE LARGE LANAI AND THE OVERSIZED BRICK PAVED COURTYARD FEATURING A CORNER FIREPLACE AND A HUGE BACKYARD THAT HAS A BRICK PAVED AREA THAT IS PERFECT FOR YOUR FIREPIT. ENJOY YOUR MORNING COFFEE OR YOUR EVENING GLASS OF WINE FROM YOUR BACKYARD OASIS. NEW ROOF IN 2015

Land, Site, and Tax Information

Legal Desc: FISH HAWK TRAILS UNIT 6 LOT 9 BLOCK 16
SE/TP/RG: 23-30-21
Subdivision #:
Tax ID: [U-23-30-21-5RN-000016-00009.0](#)
Taxes: \$6,976
Homestead: Yes

Zoning: PD
Future Land Use:
Zoning Comp:
Tax Year: 2017

Block/Parcel: 16
Front Exposure:
Lot #: 9
Other Exemptions:
Mill Rate:

Ownership: Fee Simple
Flood Zone: X
Floors in Unit/Home: Two
Book/Page: 90-4
Total # of Floors:
Land Lease Fee:
Lot Dimensions:
Water Frontage: Yes-Pond
Water Access: Yes-Pond
Water View: Yes-Pond

CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date: 08/28/2008
Floor #:
Census Block:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.38
Waterfront Ft: 110

Flood Zone Panel: 12057C0535H
Planned Unit Dev:
Census Tract: 139.21

Lot Size SqFt: 16,553

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: Gas, Natural Gas Available, Public
Sewer: Public Sewer
Water: Public
Fireplace: Yes-Gas, Family Room
Heated Area Source: Public Records

Appliances Incl: Built-In Oven, Cooktop, Dishwasher, Microwave, Refrigerator
Flooring Covering: Carpet, Ceramic Tile
Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Crown Molding, Master Bedroom Downstairs, Open Floorplan

Room Type	Level	Dimen	Flooring	Features
Living Room	First	12x15		
Kitchen	First	14x16		
Master Bedroom	First	14x18		
Dining Room	First	12x14		
Family Room	First	17x23		
Bonus Room	First	27x21		
Bedroom 2	First	12x12		
Bedroom 3	First	17x13		
Bedroom 4	First	17x11		
Bonus Room	Second	23x13		

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Property Description:
Ext Features: French Doors, Irrigation System
Pool: None
Pool Features:
Patio And Porch Features: Screened
Foundation: Slab
Garage/Parking Features: Garage Faces Side

Garage Dim: 32X22
Architectural Style:

Pool Dimensions:

Spa:

Community Information

Community Features: Gated Community, Park, Playground, Tennis Courts
HOA / Comm Assn: Yes **HOA Fee:** \$522
Condo Fee:
Max Pet Wt:
Association Approval Required: No
Lease Restrictions: Yes
Additional Lease Restrictions: CHECK WITH THE HOA

HOA Pmt Sched: Quarterly
Other Fee:
Pet Restrictions: CHECK WITH THE HOA
Years of Ownership Prior to Leasing Required: No

Mo Maint\$(add HOA):
Housing for Older Per: No

Realtor Information

List Agent: [Steven Moran](#)
List Agent E-mail: realtormoran@aol.com
Sales Team:
List Office: [KELLER WILLIAMS REALTY](#)
Original Price: \$650,000
List Date: 04/16/2018
Previous Price: \$565,000
Representation:
Owner:
Financing Avail: Cash, Conventional

List Agent ID: 261505872
List Agent Fax: 813-354-4441

List Agent Direct: 813-661-2476
List Agent Cell: 813-661-2476

Call Center #:
List Office ID: 771292

List Office Fax: 813-684-8400

List Office Phone: 813-684-9500
LP/SqFt: \$128.02

Price Change: 08/21/2018
Listing Service Type: Full Service

Expiration Date:

Owner Phone:
Association/Manager Name:

Listing Type: Exclusive Right To Sell

Association/Manager Phone:

Days to Cont: 171

Exp Clsg Date: 10/26/2018

Sell Office: [SIGNATURE REALTY ASSOCIATES](#)

Sold Price: \$500,000

Days to Closed: 193

Seller Credit: \$0

SP/LP Ratio: 92

Non-Rep: 0%

Trans Broker: 3%-\$295

Contract Status: Inspections

Contract: 10/04/2018

Selling Agent: [Smiley Papenfus](#)

Sold Date: 10/26/2018

SP/SqFt: \$117

Terms: Cash

Sold Remarks:

Single Agent: 3%-\$295

Realtor Info:

Confidential Info:

Showing Instructions: Call Listing Agent, Lock Box Electronic, Occupied

Driving Directions: LITHIA PINECREST TO FISHHAWK TRAILS BLVD- RIGHT ON FLATWOODS MANOR-- RIGHT ON AUDUBON MANOR--- LEFT ON KINGBIRD MANOR.

Realtor Remarks: CALL AGENT TO SCHEDULE A SHOWING. 813-661-2476 \$5,000 SELLING AGENT BONUS WITH ACCEPTABLE OFFER. ROOF IS 3 YEARS NEW. IRRIGATION WELL. GAS WATER HEATER IS 2 YEARS OLD. ALL BEDROOMS ARE LOCATED DOWNSTAIRS. THE ONLY ROOM UPSTAIRS IS THE SECOND BONUS ROOM.