

T2889777 2838 JOHN MOORE RD, BRANDON, FL 33511

County: Hillsborough
Status: Sold
Subdiv: BRYAN MANOR
Backups Requested: No
Beds: 5
List Price: \$260,000
Baths: 2/0
Year Built: 1972
Pool: Private
Special Sale: None
Style: Single Family Home
ADOM: 0
Location: In County
CDOM: 0
Total Acreage: Up to 10,889 Sq. Ft.
Pets: Yes
Minimum Lease Period: 1 Year
Max Times per Yr: 1
Garage/Carport: None, None
SqFt Heated: 2,379
LP/SqFt: \$109.29
Total SqFt: 3,259
Sold Date: 08/15/2017
Sold Price: \$268,100
SP/SqFt: \$112.69

2838 John Moore Rd, Brandon, FL is a single family home that contains 2,379 sq ft and was built in 1972. It contains 4 bedrooms and 3 bathrooms.

Land, Site, and Tax Information

SE/TP/RG: 02-30-20
Subdivision #:
Tax ID: [U-02-30-20-777-000002-76910.0](#)
Taxes: \$1,950.00
Homestead: Yes **CDD:** No
Legal Desc: S 85 FT OF N 1067 FT OF W 435.6 FT OF SW 1/4 OF NW 1/4 LESS ROAD R/W
Ownership: Fee Simple
Book/Page: 54-56
Existing Lease or Tenant: No
Lot Dimensions:
Water Frontage:

Zoning: ASC-1
Future Land Use:
Zoning Comp:
Tax Year: 2016
Annual CDD Fee:
Complex/Comm Name:
Floor #:

Section #: 02
Block/Parcel: 2
Front Exposure:
Lot #: U-02-3
Other Exemptions:
Mill Rate:
Flood Zone: X
Lot Size Acres: 0.82
Waterfront Ft: 0
Lot Size SqFt: 35,719

Interior Information

A/C: Central
Heat/Fuel: Central
Fireplace: Yes
Utilities Data: County Water, Electric, Public Sewer
Interior Feat: Ceiling Fan(S)
Appliances Incl: Microwave

Floor Covering: Carpet
Security Sys:
SqFt Source: Public Records

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Kitchen	0x0	1st	Ceramic Tile	Living Room	0x0	1st	Carpet
Dining Room	0x0	1st		Master Bedroom	0x0	1st	Carpet

Exterior Information

Ext Construction: Block
Roof: Tile
Ext Features: Outdoor Lights, Utility Shed
Pool: In Ground

Description: One Story
Garage Dim:
Pool Dim:

Community Information

HOA / Comm Assn: None
Elementary School: Brooker-HB
Can Property be Leased: Yes
Association Approval Required: No
Lease Restrictions: No

Middle School: Burns-HB
High School: Bloomingdale-HB
Years of Ownership Prior to Leasing Required: No

Realtor Information

List Agent: Tony Baroni
List Agent E-mail: Tony@TonyBaroni.com
Sales Team: TONY BARONI TEAM
Office: Keller Williams Realty
Original Price: \$260,000
List Date: 06/26/2017
Owner:
Financing Avail: Cash, Conventional, FHA, VA
Contract: 06/26/2017
Selling Agent: [Smiley Papenfus](#)
Sold Date: 08/15/2017
Terms: New Conventional
Spec List Type: Not Applicable
Single Agent: 3%-\$295
Realtor Info: Sold As-Is

List Agent ID: 261536272
List Agent Fax: 813-448-1919
Office Fax: 813-684-8400
Owner Phone:
Management Contact Info:
Days to Cont: 0
Office: SIGNATURE REALTY ASSOCIATES
Sold Price: \$268,100
Seller Credit: \$8,043.00
Bonus:
Non-Rep: 0%

List Agent Direct: 813-661-2475
List Agent Cell: 813-661-2475
Call Center #: 888-998-9005
Office ID: 771292
Office Phone: 813-684-9500
LP/SqFt: \$109.29
Listing Type: Exclusive Right to Sell
Exp Clsg Date: 08/25/2017
Days to Closed: 50
SP/LP Ratio: 103.12
Bonus Exp Date:
Trans Broker: 3%-\$295

Showing Instructions: Appointment Only, Call Before Showing, Contact Call Center, Lock Box - Combination, See Realtor Remarks
Driving Directions: Head east on W Brandon Blvd toward S Gornito Lake Rd. Right onto Pauls Dr. Turn right to stay on Pauls Dr. Turn left at the 1st cross street onto Brandon Pkwy. Use the left 2 lanes to turn left onto W Lumsden Rd. Turn right onto John Moore Rd.

Realtor Remarks: MUST Contact Call Center (CSS-888-998-9005) to set up/cancel/update time frame, See MLS Attachment for instructions to submit Offers, Sellers request min of 48 hours to response, All Offers received between 3pm Fri & 9am on Mon will be reviewed & presented by Mon EOB. Offers received on holidays will be reviewed the next business afternoon Sellers request feedback via CSS survey emailed after showing. Thank you for showing! (All room dimensions are approximate & should be verified by Buyers Agent)