

**T2789372 8834 CAREY RD, LITHIA, FL 33547**

**County:** Hillsborough  
**Subdiv:** TAGLIARINI PLATTED  
**Beds:** 3  
**Baths:** 2/0  
**Pool:** None  
**Style:** Manufactured/Mobile Home  
**Location:** In County, Street Paved  
**Total Acreage:** One + to Two Acres  
**Minimum Lease Period:** No Minimum  
**Garage/Carport:** None, None  
**LP/SqFt:** \$96.15  
**Sold Date:** 01/07/2016  
**Sold Price:** \$125,000  
**SP/SqFt:** \$89.03

**Status:** Sold  
**List Price:** \$135,000  
**Year Built:** 2000  
**Special Sale:** None  
**ADOM:** 12  
**CDOM:** 12  
**Pets:**  
**Max Times per Yr:**  
**SqFt Heated:** 1,404  
**Total SqFt:** 1,404

Lithia - 1 Acre - Beautiful country living. Nice and clean, move in ready Palm Harbor manufactured home on 1 acre. Large Oak trees and plenty of room for RV or Boat. Property is minutes from two State parks, easy access to Plant City, Brandon or Mulberry. This home features three bedrooms and 2 full baths. The Master suite has a walk in closet and a second additional large closet. Upgraded kitchen cabinets, Metal Roof, Refrigerator less than a year old, newer Washer and A/C new in May of this year. Welcome Home!

**Land, Site, and Tax Information**

**SE/TP/RG:** 12-30-22  
**Subdivision #:**  
**Tax ID:** [U-12-30-22-ZZZ-000005-15980.1](#)  
**Taxes:** \$666.00  
**Homestead:** Yes **CDD:** No  
**Legal Desc:** E 298.34 FT OF W 323.34 FT OF N 1/2 OF S 1/2 OF SW 1/4 OF SE 1/4 OF SE 1/4 LESS N 20 FT  
**Ownership:** Fee Simple  
**Book/Page:** 78-42  
**Existing Lease or Tenant:** No  
**Model/Make:** Cambridge/Palm Harbor  
**Lot Dimensions:**

**Zoning:** AS-1  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2014  
**Annual CDD Fee:**

**Section #:** 12  
**Block/Parcel:** 5  
**Front Exposure:**  
**Lot #:** 0  
**Other Exemptions:**  
**Mill Rate:**

**Complex/Comm Name:**  
**Floor #:**  
**Manufact/Mobile Style:** Mobile Home  
**Lot Size Acres:** 1.00 **Lot Size SqFt:** 43,560

**Interior Information**

**A/C:** Central  
**Heat/Fuel:** Central, Fuel - Electric  
**Fireplace:** No  
**Utilities Data:** Electric, Septic, Well  
**Interior Layout:** Great Room, Volume Ceilings  
**Interior Feat:** Blinds/Shades, Inside Utility, Smoke Alarm(S), Walk In Closet, Washer/Dryer Hookup  
**Master Bath:** Shower No Tub  
**Appliances Incl:** Dryer, Hot Water Electric, Range, Range Hood, Refrigerator, Washer  
**Kitchen Feat:** Pantry

**Floor Covering:** Carpet, Ceramic Tile  
**Security Sys:** Security System Owned  
**SqFt Source:** Public Records

**Additional Rooms:**

Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Kitchen	13x10	1st	Ceramic Tile	Master Bedroom	16x16	1st	Carpet
Great Room	19x20	1st	Carpet				

**Exterior Information**

**Ext Construction:** Metal Frame  
**Roof:** Metal  
**Ext Features:** Oak Trees, Parking - Rv/Boat, Sliding Doors, Utility Shed

**Description:** Out of M/H Community  
**Garage Dim:**

**Community Information**

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

**Middle School:** Turkey Creek-HB  
**High School:** Durant-HB  
**Years of Ownership Prior to Leasing Required:** No

**Realtor Information**

**List Agent:** Carolyn Givens  
**List Agent 2:** Lynn Friday  
**E-mail:** [carol.givens@mysistersrealestate.com](mailto:carol.givens@mysistersrealestate.com)  
**Office:** SISTERS REAL ESTATE SERVICES  
**Original Price:** \$135,000  
**List Date:** 11/17/2015  
**Owner:**  
**Financing Avail:** Cash, Conventional, FHA, USDA  
**Contract:** 11/29/2015  
**Selling Agent:** Smiley Papenfus  
**Sold Date:** 01/07/2016 **SP/SqFt:** \$89.03  
**Terms:** All Cash  
**Spec List Type:** Variable Commission  
**Single Agent:** 3%-\$300  
**Realtor Info:** Floor Plan Available, Seller Property Disclosure, Sold As-Is  
**Confidential Info:** Owner Occupied  
**Showing Instructions:** 24 Hour Notice, Appointment Only, Call Listing Agent, Lock Box - Electronic, Use Request Showing button  
**Driving Directions:** Hwy 39 S to East on Keyville - Left on Nichols - Left on Carey to home  
**Realtor Remarks:** \*\*Alarm\*\*Use Show Button\*\*24 hour notice requested. Freezer does not convey.

**Agent ID:** 261531900  
**Agent ID 2:** 261531899  
**Agent Fax:** 813-654-7250  
**Office Fax:** 813-654-7250  
**Owner Phone:**  
**Management Contact Info:**  
**Days to Cont:** 12  
**Office:** SIGNATURE REALTY ASSOCIATES  
**Sold Price:** \$125,000  
**Seller Credit:** \$0.00  
**Bonus:**  
**Non-Rep:** 0%

**Agent Direct:** 813-695-3166  
**Agent 2 Phone:** 813-731-9362  
**Agent Pager/Cell:** 813-695-3166  
**Office ID:** 778882  
**Office Phone:** 813-731-9362  
**LP/SqFt:** \$96.15  
**Listing Type:** Exclusive Right to Sell

**Exp Clsg Date:** 01/15/2016  
**Days to Closed:** 51  
**SP/LP Ratio:** 92.59  
**Bonus Exp Date:**  
**Trans Broker:** 3%-\$300

