

**T2759529 1735 COMPTON ST, BRANDON, FL 33511****County:** Hillsborough**Status:** Sold**Subdiv:** PROVIDENCE LAKES UNIT 05 PH B**Backups Requested:** No**Beds:** 4**List Price:** \$269,700**Baths:** 2/1**Year Built:** 1991**Pool:** Private**Special Sale:** None**Property Style:** Single Family Residence**ADOM:** 7**CDOM:** 7**Lot Features:** Corner Lot, Street Paved**Total Acreage:** Up to 10,889 Sq. Ft.**Pets:** Yes**Garage:** Attch: Spcs:**Carpport:** Yes Spcs: 2**Garage/Parking Features:** Garage Door Opener**LP/SqFt:** \$114.28**Heated Area:** 2,360 SqFt**Total Area:** 2,800 SqFt**Home Warranty Y/N:**No**New Construction:** No**Sold Date:** 08/06/2015**Sold Price:**\$260,000**SP / SqFt:**\$110.17

HONEY STOP THE CAR. This is the home we have been looking for. A home that looks and shows like a model!!! It's a SHAME we are only allowed to post 25 photos because this home is GORGEOUS, you need to see all 57. This home is a MUST SEE and WILL SELL FAST so get in and see it while you can. Plenty of room on this corner lot. This neighborhood is CDD free. ROOF REPLACED 2005. A/C IN 2010 BOTH PROPERLY PERMITTED. BRAND NEW 2014-POOL MARCITE AND SCREENING. NEW VESSEL SINKS IN MASTER BATH. NEW CARPET IN LIVING AND FAMILY ROOM. NEW OVEN/STOVE. NEW DISHWASHER. NEW REFRIGERATOR. Words like, beautiful, lovely, stylish does not do this home justice. Providence Lakes provides a park, streets are tree lined, close to The Brandon Mall, interstates and Selmon, Buyer is responsible to verify room measurements, and information contained in this listing. School districts always subject to change.

**Land, Site, and Tax Information****Legal Desc:** PROVIDENCE LAKES UNIT V PHASE B LOT 23 BLOCK C**SE/TP/RG:** 04-30-20**Subdivision #:****Tax ID:** U-04-30-20-2NB-C00000-00023.0**Taxes:** \$3,407**Homestead:** Yes**Ownership:** Fee Simple**Flood Zone:****Floors in Unit/Home:** One**Book/Page:** 69-45**Total # of Floors:****Land Lease Fee:****Lot Dimensions:****Zoning:** PD-MU**Future Land Use:****Zoning Comp:****Tax Year:** 2014**CDD:** No Annual CDD Fee:**Complex/Comm Name:****Flood Zone Date:****Floor #:****Census Block:****Bldg Name/#:****Total Units:****Lot Size Acres:** 0.22**Block/Parcel:** C**Front Exposure:****Lot #:** 23**Other Exemptions:****Mill Rate:****Flood Zone Panel:****Planned Unit Dev:****Census Tract:****Lot Size SqFt:** 9,450**Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Utilities:** Cable Available, Electricity Connected, Public**Sewer:** Public Sewer**Water:** Public**Fireplace:** No**Heated Area Source:** Public Records**Appliances Incl:** Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Microwave, Oven, Range, Washer**Flooring Covering:** Carpet, Laminate**Interior Feat:** Attic, Walk-In Closet(s)

Room Type	Level	Dimen	Flooring	Features
Bedroom 2	First	12x11	Carpet	
Bedroom 3	First	11x11	Carpet	
Bedroom 4	First	10x11	Carpet	
Dining Room	First	14x11	Carpet	
Family Room	First	14x12	Carpet	
Kitchen	First	17x18	Ceramic Tile	Island, Pantry
Living Room	First	14x11	Carpet	
Master Bedroom	First	18x16	Carpet	

**Exterior Information****Ext Construction:** Block, Stucco**Roof:** Shingle**Property Description:****Ext Features:** Sliding Doors**Pool:** Private**Pool Features:** Gunite/Concrete, Pool Sweep**Patio And Porch Features:** Covered, Deck, Enclosed, Patio, Porch, Screened**Foundation:** Slab**Garage/Parking Features:** Garage Door Opener**Garage Dim:****Architectural Style:****Pool Dimensions:****Spa:****Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$345**HOA Pmt Sched:** Annually**Condo Fee:****Other Fee:****Elementary School:** Mintz-HB**Middle School:** McLane-HB**Mo Maint\$(add HOA):****Housing for Older Per:** No**High School:** Riverview-HB**Realtor Information**

**List Agent:** [Robert Melio](#)  
**List Agent E-mail:** [robknowshomes@gmail.com](mailto:robknowshomes@gmail.com)  
**Sales Team:**  
**List Office:** [KELLER WILLIAMS REALTY](#)  
**Original Price:** \$269,700  
**List Date:** 05/30/2015  
**Representation:**  
**Owner:** OWNER OF RECORD  
**Financing Avail:**

**List Agent ID:** 261548043  
**List Agent Fax:** 813-684-8400  
**List Agent Direct:** 813-404-0006  
**List Agent Cell:** 813-404-0006  
**Call Center #:**  
**List Office ID:** 771292  
**List Office Phone:** 813-684-9500  
**LP/SqFt:** \$114.28  
**List Office Fax:** 813-684-8400  
**Listing Service Type:** Full Service  
**Owner Phone:**  
**Association/Manager Name:**  
**Association/Manager Phone:**  
**Days to Cont:** 7  
**Sell Office:** [SIGNATURE REALTY ASSOCIATES](#)  
**Sold Price:** \$260,000  
**Seller Credit:** \$0  
**Listing Type:** Exclusive Agency  
**Exp Clsg Date:** 08/06/2015  
**Days to Closed:** 68  
**SP/LP Ratio:** 96

**Contract Status:** No Contingency  
**Selling Agent:** [Smiley Papenfus](#)  
**Sold Date:** 08/06/2015  
**Terms:** Conventional  
**Contract:** 06/06/2015  
**SP/SqFt:** \$110

**Non-Rep:** 0%  
**Trans Broker:** 3%-\$295

**Sold Remarks:**  
**Single Agent:** 3%-\$295  
**Realtor Info:**  
**Confidential Info:**  
**Showing Instructions:** Appointment Only, Call Before Showing, Call Listing Agent, Lock Box Coded, Lock Box Electronic, Pet On Premises, Use ShowingTime Button  
**Driving Directions:** From Providence Road, head east on Providence Lakes Blvd, go south on Providence Run, east on Storington and right on Compton St.  
**Realtor Remarks:** Buyer to verify measurements and information. "As-Is" for convenience of seller. All offers must include pre approval letter or proof of funds. Buyers should always perform a home inspection. Title company will be Hillsborough Title Bloomingdale Ave Brandon.