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15322 Vireoglen Lane, Lithia, FL 33547
.24 Acre Privacy Conservation Lot at end of cul-de-sac

SUMMARY

- .24 Acre Conservation *privacy fan-shaped Lot* in a Safe 'family-friendly' neighborhood at the end of a cul-de-sac.
- You can alter a home but not the lot – seller had first pick of the best lot when purchasing this home.
- This *pearl-of-a-home* is in excellent condition (sellers selling because they are now 'empty-nesters').
- 3,273 / 4,495 Heated & Total Sq/Ft – 2003.
- 4/3/3 +Office +Bonus room +Patio/lanai +Conservation.

FULL DESCRIPTION after pictures.



Front View with Bonus room above 3-Car garage



Office overlooking front Patio & garden



Double Glass Entrance Doors onto Formal Living Room



Entrance onto Formal Living Room



Formal Living Room w/ 3 panel *POCKET-sliding-doors* opening the house to the outside – 13x18



Formal Living Room onto Office & Dining Room – Ceramic tiles



Front Office with wooden floors & great garden view – 12x16



Dining Room onto Formal Living Room with recessed ceilings



Open plan Dining Room with room for a 2nd table extension – 15x16



Dining Room with 'showcase cabinet' through to Kitchen/Dinette



Open plan Kitchen, Dinette & Family Room



Dinette onto paved Patio – 9x12



Dinette onto Kitchen & Family Room



Kitchen with granite counters – 18x18



Kitchen with new range, microwave & matching brand dishwasher



Kitchen with island



Kitchen with conservation views & Bosch-quiet-dishwasher



Family room with sliding doors onto paved Patio – 18x19



Family room with gas fireplace & conservation views



Master bedroom with sunrise conservation views through the trees – 15x21



Master Bedroom with wooden floors



His&Hers spacious fitted closets through to Master bathroom



Master bathroom with Garden tub & separate shower



Master bathroom with dual vanities & private W.C.



Bedroom 3 – 14x12 – (Bedrooms 2, 3 & 4 all have new luxury carpets)



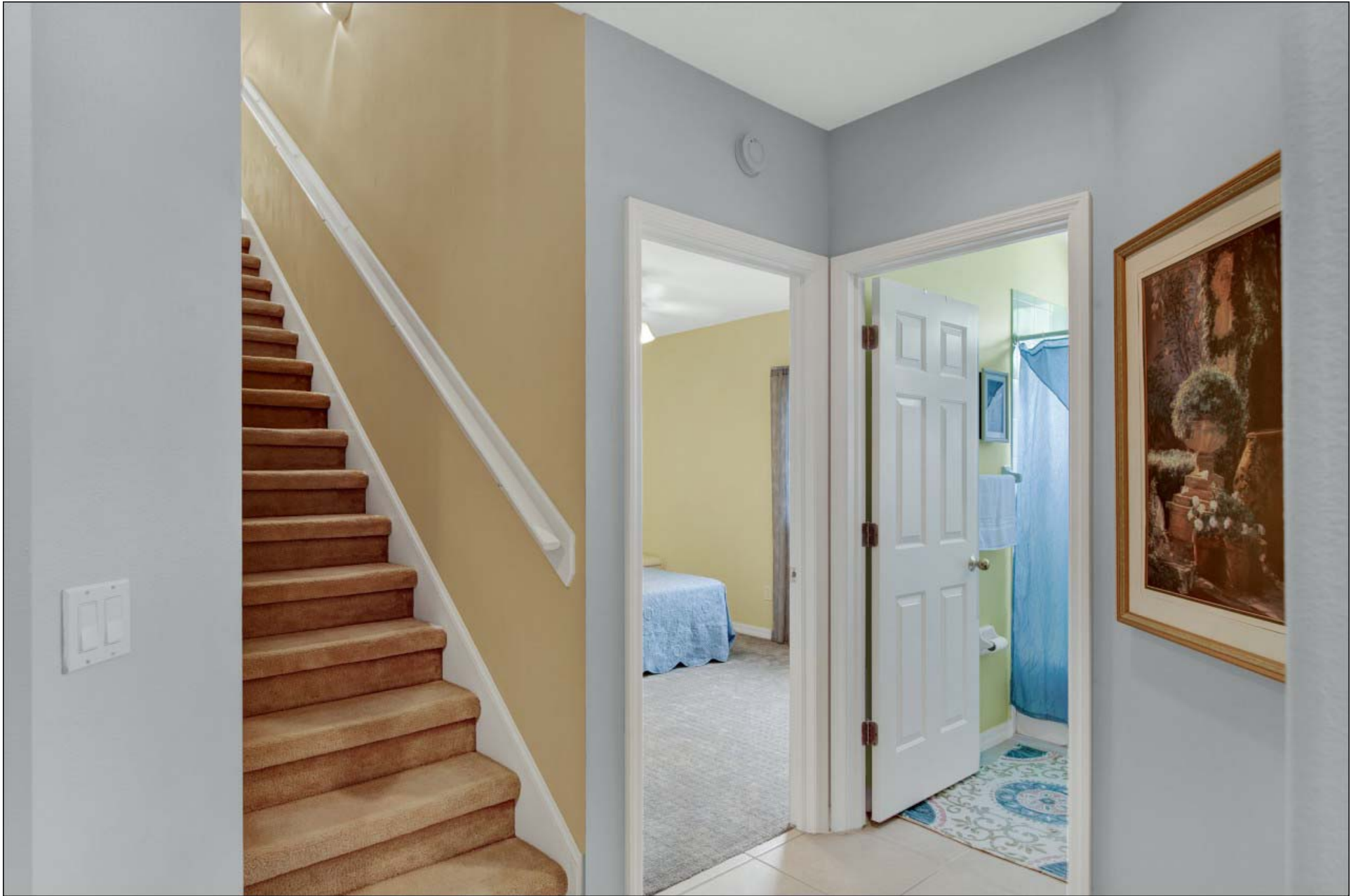
Bedroom 3 with conservation view through to Bathroom 2



Bedroom 2 (being used as an office) with back conservation view – 12X14



Bathroom 2 – shared by Bedrooms 2 & 3 – door has internal blinds



Stairs to Bonus room, entrances to Bedroom 4 & guest Bathroom 3



Bedroom 4 with extra storage under staircase – 12X14



Bathroom 3 with shower-in-tub



Bonus room (or 5th Bedroom) with front view – 12X24



Bonus room with shelved storage room on the right under A/C & door to attic



Large Laundry with cabinets & shelves through to 3-car garage



Back Patio & Lanai with private conservation view



Paved back Patio/Lanai with 4 sets of sliding doors



30 Yard path through conservation to paved walking trails in the woods



This was a grass patch that died – converted into a shrub garden & soft fountain



Safe 'family-friendly' neighborhood – house is at the end of the cul-de-sac



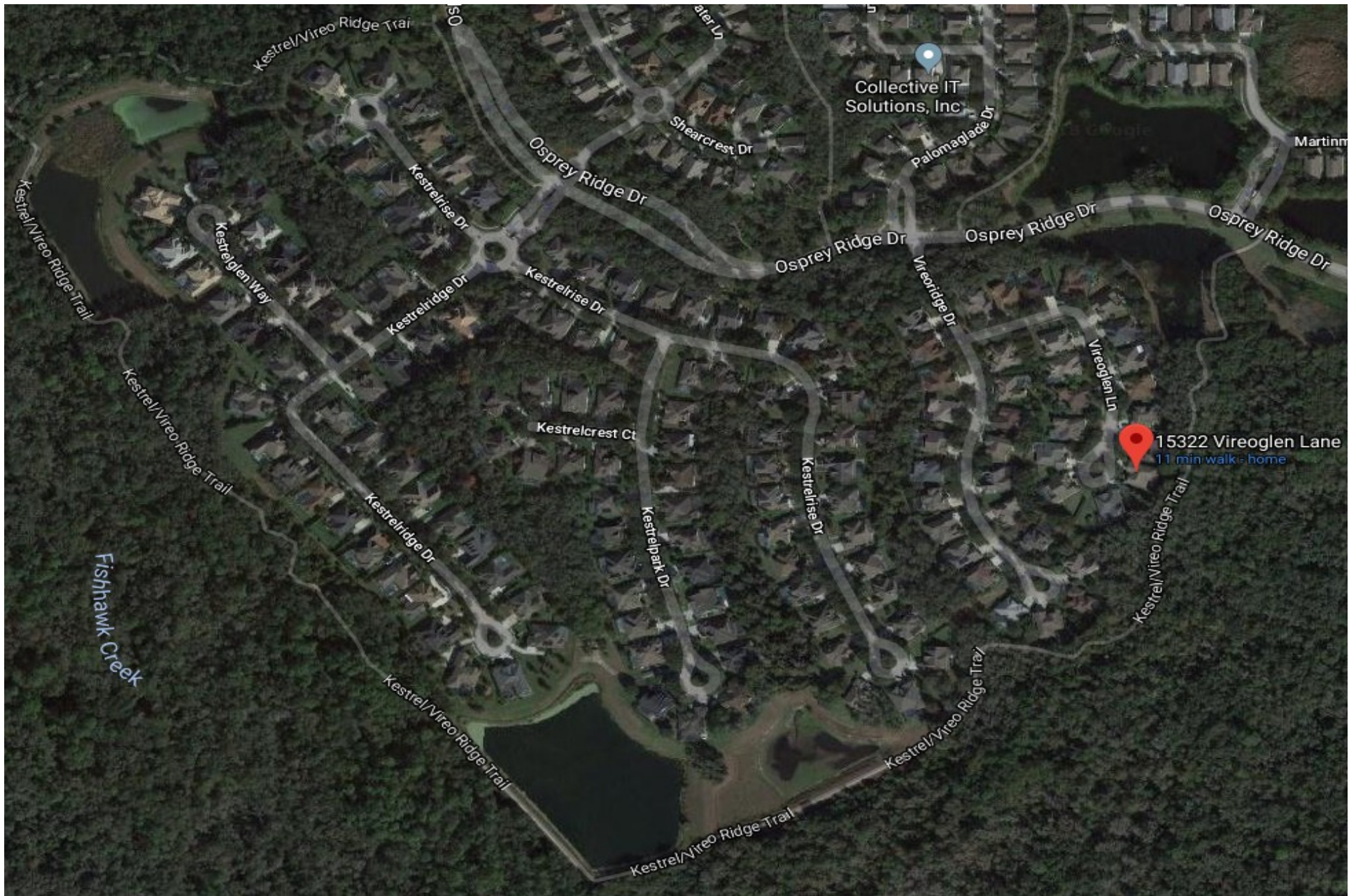
Aerial view of .24 acre oversized fan-shaped privacy lot



Lush slow-growing 'Empire Zoysia' - room for a designer POOL behind the lanai



.24 Acre fan-shaped privacy lot to conservation – No flood zone



Aerial map of community *perimeter walking trails* & fishing ponds



Garden of Eden paved & wooded walking trails



Fishing Ponds



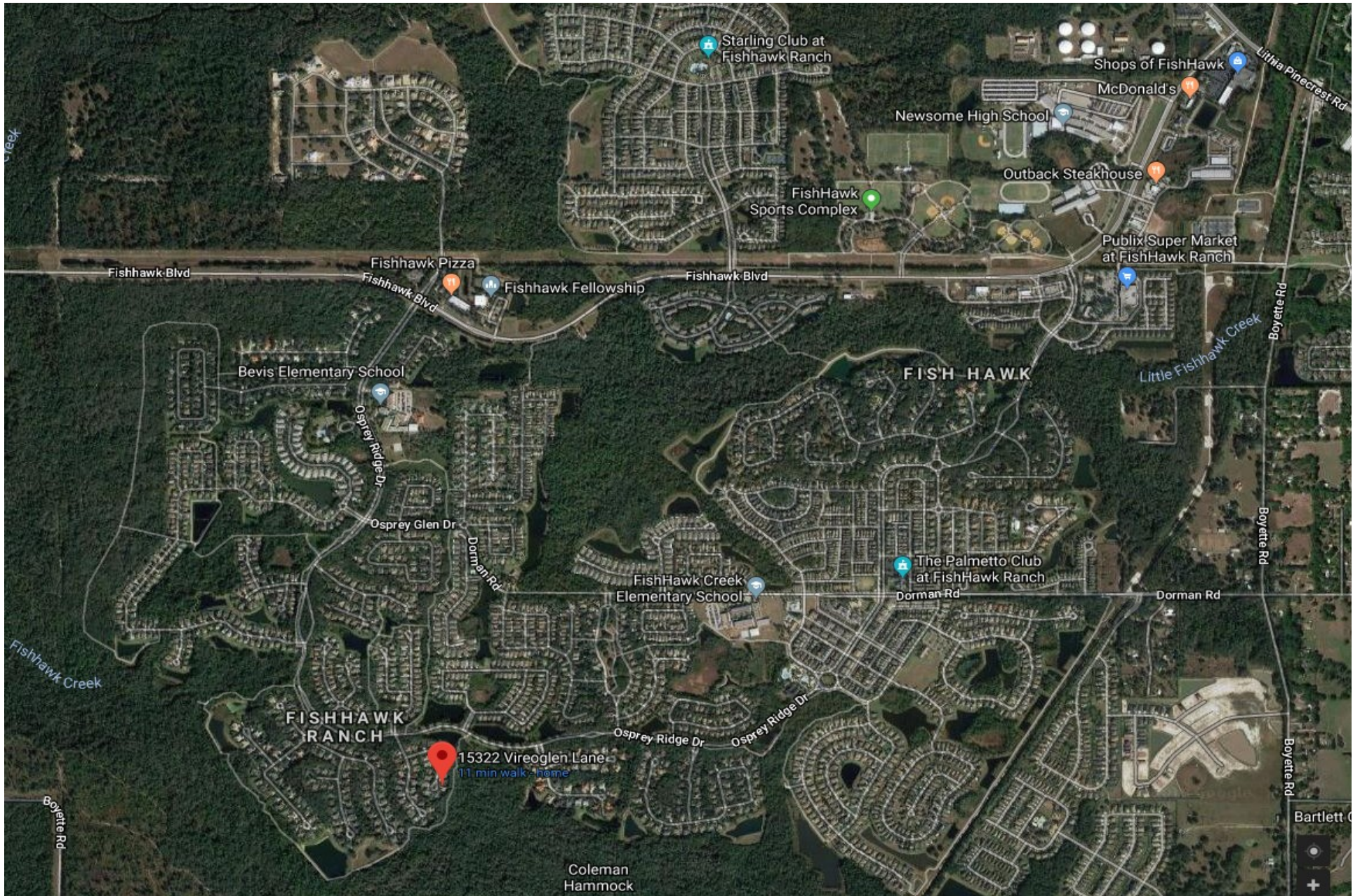
Grand entrance to FishHawk Ranch



FishHawk Ranch Aquatic Center, Clubhouse, Gym & more...



Aquatic Center Pool with Fountains & Slide



FishHawk Ranch with top-rated schools, including 'Bevis Elementary' blue-ribbon school

FULL DESCRIPTION

- You can alter a home but you're always stuck with the lot ~ current original owners got to pick the best **PRIVATE CONSERVATION LOT**, now for the new owners to enjoy; plus this *pearl-of-a-home* is in excellent condition (selling because they're 'empty-nesters').
- 3,273 / 4,495 sq/ft on a **.24 Acre fan-shaped PRIVACY lot** ~ 2003 ~ 4 Bedrooms, 3 Bathrooms, 3-Car garage, +Office, +Bonus Room.
- By location your children will be privileged to go '**Bevis Elementary**' **blue-ribbon school** & then onto **Randall & Newsome** schools.
- Front OFFICE with **wooden floors** overlooking front paved PATIO, garden & cul-de-sac circle.
- **Double-glass-doors** entrance onto FORMAL LIVING ROOM w/ 3-panel POCKET-sliding-doors onto back Patio/Lanai/Conservation.
- Attractive **recessed ceilings** in Entrance, Living & Dining rooms & 18x18 ceramic tiles in all living spaces.
- Open plan DINING ROOM with ample space to extend a dining room table for a large crowd.
- '**Showcase Glass Cabinet**' between Dining room & Dinette.
- KITCHEN with granite counters, new range, microwave & matching brand dishwasher to be installed & a large island.
- FAMILY ROOM with a **gas fireplace** & conservation views from 3 windows & 3-panel sliding doors.
- Large MASTER BEDROOM with **wooden floors**, His&Hers spacious fitted closets & **daily sunrise views** through the trees to enjoy.
- MASTER BATHROOM with garden tub, separate shower, dual vanities & private W.C.
- Bedrooms 2,3&4 all have '**new**' **luxury carpets** ~ BEDROOMS 2&3 share BATHROOM 2 & BEDROOM 4 uses guest BATHROOM 3 (**the home is plumbed & fitted for future alteration to include a PRIVATE GRANNY SUITE** if ever the need should arise, which would convert the home to a 4/3/2 +Office +Granny-suite with Living/Kitchen/Dinette combo plus Bedroom & Bathroom).
- The Garage & Bathroom 2 **have new weather-proof external doors** ~ the door of Bathroom 2 has dual glass & internal blinds.
- Stairs to large BONUS ROOM (or **5th BEDROOM**) with a front view & a shelved storage room ~ the entire roof has **radiant barrier**.
- Large LAUNDRY with cabinets & shelves through to 3-Car attached garage ~ all perimeter block walls are **insulated on the inside**.
- Paved back PATIO/Lanai with 4 sets of sliding doors opening-up the house to the Conservation view ~ perfect in the cooler months.
- Safe 'family-friendly' neighborhood ~ end of a cul-de-sac with a circle in front ~ room to install your **designer POOL** behind the lanai.
- Lush slow-growing 'Empire Zoysia' lawn sprawling into the woods w/ a path to paved Garden-of-Eden walking trails & fishing ponds.
- Community Centers with Clubhouses for functions, Fountains/Slides/Spouts, **POOLS, Gyms**, Tennis, Basketball, Baseball & more...

directions



15322 Vireoglen Lane, Lithia, FL 33547

From the Southern end of Bells Shoals Road turn left into Fishhawk Blvd for 2 miles East ~ then right into Osprey Ridge Dr ~ go through stop ~ then 4th right into 'Vireo Ridge' neighborhood & 1st left into Vireoglen Ln ~ Last house on the left.

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