

T2730425 11409 SCRIBNER STATION LN, LITHIA, FL 33547

County: Hillsborough
Subdiv: CHANNING PARK
Beds: 5
Baths: 4/1
Pool: Community
Style: Single Family Home
Location: In County, Sidewalk, Street Paved
Total Acreage: Up to 10,889 Sq. Ft.
Garage/Carport: 3 Car Garage, Attached, Door Opener, Oversized, Tandem Parking
LP/SqFt: \$92.03
Sold Date: 08/31/2015
Sold Price: \$352,000
SP/SqFt: \$90.23

Status: Sold
List Price: \$359,000
Year Built: 2013
Special Sale: None
ADOM: 265
CDOM: 265

Pets: Yes

MOTIVATED SELLER-MAKE AN OFFER! Beautiful, move-in ready home perfect for entertaining with plenty of space and an open floor plan! Sellers offering a 1yr. home warranty! Built in 2013 with numerous upgrades. You will fall in love with the gorgeous rotunda entry way. The spacious kitchen offers granite counters, stainless GE appliances, 42" cabinets with back-splash and a large closet pantry. A butler's pantry walk way separates the formal dining room and kitchen. Across the way from the kitchen is a lovely combination dining room / family room separated by granite breakfast bar. The family room is a fabulous place to entertain guests with sliding doors to the covered patio. The spacious master suite has a large wall of windows letting in lots of natural light! Master bath has large walk-in closet, dual sinks, and corian counter tops. Master bath also has beautiful walk-in shower and over sized garden tub! On the other end of the home lie two secondary bedrooms with shared full bath. Media room features arched entry way and an elegant tray ceiling. Custom office features a tray ceiling and French doors. Upstairs has a spacious bonus room with attached bedroom/full bath. Perfect for out of town guests! The media room and bonus room are each wired for surround sound. Home also features tubes in wall pest defense system, security system, Culligan whole-house water softener system, and a 40 gallon, tank-less water heater.

Land, Site, and Tax Information

SE/TP/RG: 33-30-21
Subdivision #:
Tax ID: [U-33-30-21-9TK-000000-00116.0](#)
Taxes: \$8,761.00
Homestead: No **CDD:** Yes
Legal Desc: CHANNING PARK 70 FOOT SINGLE FAMILY LOTS LOT 116
Ownership: Fee Simple
Book/Page: 120-183
Lot Dimensions:

Zoning: PD
Future Land Use:
Tax Year: 2014
Annual CDD Fee: \$1,574
Complex/Comm Name:
Floor #:
Lot Size Acres: 0.22

Section #: 33
Block/Parcel: 00-00
Front Exposure:
Lot #: 116
Other Exemptions:
Mill Rate:
Flood Zone:
Lot Size SqFt: 9,490

Interior Information

A/C: Central
Heat/Fuel: Central
Fireplace: No
Utilities Data: BB/HS Internet Avail, Gas, Public Sewer, Public Utilities, Street Lights
Interior Layout: Eating Space In Kitchen, Formal Dining Room Separate, Kitchen/Family Room Combo, Master Bedroom Downstairs, Volume Ceilings
Interior Feat: Attic, Blinds/Shades, Ceiling Fan(S), In Wall Pest System, Inside Utility, Smoke Alarm(S), Solid Wood Cabinets, Tray Ceiling, Walk In Closet
Master Bath: Garden Bath
Appliances Incl: Convection Oven, Dishwasher, Disposal, Gas Appliances, Microwave, Refrigerator, Tankless Water Heater, Water Softener Owned

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

Kitchen Feat:				Additional Rooms:			
Room	Dim	Level	Floor Covering	Room	Dim	Level	Floor Covering
Kitchen	13x11	1st	Ceramic Tile	Den/Library/Office	13x10	1st	Carpet
Dining Room	13x10	1st	Ceramic Tile	Great Room	26x17	1st	Carpet
Master Bedroom	16x14	1st	Carpet	2nd Bedroom	12x11	1st	Carpet
3rd Bedroom	11x12	1st	Carpet	4th Bedroom	11x12	1st	Carpet
Media Room	15x13	1st	Carpet	Balcony/Porch/Lanai	9x28	1st	Concrete
5th Bedroom	15x18	2nd	Carpet	Bonus Room	15x18	2nd	Carpet

Exterior Information

Ext Construction: Stucco
Roof: Shingle
Ext Features: Irrigation System, Outdoor Lights, Patio/Porch/Deck
Pool:

Description: Two Story
Garage Dim:
Pool Dim:

Community Information

Community Features: Deed Restrictions, Irrigation-Reclaimed Water, Park, Playground, Recreation Building, Security
HOA / Comm Assn: Required **HOA Fee:** \$343.00
Max Pet Wt:
Elementary School: Stowers Elementary

HOA Pmt Sched: Quarterly
Pet Restrictions: Domestic only
Middle School: Barrington Middle
High School: Newsome-HB

Realtor Information

List Agent: Teresa Dunn
E-mail: teresadunn@kw.com
Office: KELLER WILLIAMS-PLANT CITY
Original Price: \$375,000
List Date: 12/09/2014
Previous Price: \$369,000
Owner: RODNEY J. AND ERIN H HARDY
Financing Avail: Cash, Conventional, FHA, VA
Contract: 08/28/2015
Selling Agent: Smiley Papenfus
Sold Date: 08/31/2015 **SP/SqFt:** \$90.23
Terms: All Cash
Spec List Type: Not Applicable
Single Agent: 3%-\$200
Confidential Info: Pet on Premises

Agent ID: 266511414
Agent Fax: 813-719-6300
Office Fax: 813-719-6300
Price Change: 06/15/15
Owner Phone:
Management Contact Info:
Days to Cont: 262
Office: SIGNATURE REALTY ASSOCIATES
Sold Price: \$352,000
Seller Credit: \$0.00
Bonus:
Non-Rep: 0%

Agent Direct: 813-833-5006
Agent Pager/Cell: 813-833-5006
Office ID: 771615
Office Phone: 8137591200
LP/SqFt: \$92.03
Expiration Date:
Listing Type: Exclusive Right to Sell
Exp Clsg Date: 08/31/2015
Days to Closed: 265
SP/LP Ratio: 98.05
Bonus Exp Date:
Trans Broker: 3%-\$200

Showing Instructions: Call Before Showing, Call Listing Agent, Lock Box - Electronic, Use Request Showing button, Pet on Premises
Driving Directions: Exit 250 (Gibsonton-Riverview). Continue east on Gibsonton Dr./Boyette Rd it turns into FishHawk Blvd. Turn right on FishHawk Crossing Blvd. at Publix. Stay straight until Dorman Road. Turn left on Dorman Rd. Take Dorman to the Channing entrance on RT
Realtor Remarks: Pending contract with 72 hr. kick-out clause. Room measurements to be verified. Hillsborough Title will hold escrow and close. Floor plan available.



