

**T2760846 1807 POWDER RIDGE DR, VALRICO, FL 33594**

**County:** Hillsborough  
**Subdiv:** BRENTWOOD HILLS TR B UNIT 02  
**Beds:** 4  
**Baths:** 2/0  
**Pool:** Private  
**Property Style:** Single Family Residence  
**Lot Features:** In County, Level/Flat, Sidewalks, Street Private  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Garage:** Yes **Attch:** Yes **Spchs:** 2  
**Garage/Parking Features:** Garage Door Opener  
**LP/SqFt:** \$114.56  
**Home Warranty Y/N:**No  
**New Construction:** No  
**Status:** Sold  
**Backups Requested:** Yes  
**List Price:** \$252,500  
**Year Built:** 1995  
**Special Sale:** None  
**ADOM:** 1  
**CDOM:** 1  
**Pets:** Yes  
**Carpport:** **Spchs:**  
**Heated Area:**2,204 SqFt  
**Total Area:** 2,644 SqFt  
**Sold Date:** 07/06/2015  
**Sold Price:**\$265,000  
**SP / SqFt:**\$120.24

Beautifully presented 4 bedroom 2 bath pool home located in Brentwood Hills, Valrico! As you arrive at the home you will notice the \*\*\*NEW ROOF\*\*\* impeccable landscaping and attention to detail. Front porch is spacious to accommodate a peaceful area to enjoy a cool glass of lemonade after a long and stressful day. Gleaming hardwood floors and oversized tile on the diagonal greet you as you enter the spacious foyer that carries out to expansive views of the pool. \*\*\*REMODELED KITCHEN\*\*\* boasts rich cabinets and granite countertops with island and a comfortable window seat beckoning you to come and relax ~ The kitchen encompasses the family room w/wood-burning fireplace creating a spacious and functional entertaining space. The master bedroom has a large walk-in closet, en suite, gleaming hardwood floors and views out to the pool and back yard. \*\*\*NEW HOT WATER HEATER & NEW POOL RESURFACE\*\*\* Separate outdoor living space with hot tub to greet and visit with friends. This intimate neighborhood invites you to come and be a part of it as it sits quietly on a cul-de-sac. This home is move in ready and waiting for you to come and see. Schedule your appt to see this home today!

**Land, Site, and Tax Information**

**Legal Desc:** BRENTWOOD HILLS TRACT B UNIT 2 LOT 44 BLOCK 14  
**SE/TP/RG:** 25-29-20  
**Subdivision #:**  
**Tax ID:** [U-25-29-20-2FT-000014-00044.0](#)  
**Taxes:** \$2,124  
**Homestead:** Yes  
**Ownership:** Fee Simple  
**Flood Zone:**  
**Floors in Unit/Home:** One  
**Book/Page:** 73-35  
**Total # of Floors:**  
**Land Lease Fee:**  
**Lot Dimensions:**  
**Zoning:** PD-MU  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2014  
**Block/Parcel:** 14  
**Front Exposure:**  
**Lot #:** 44  
**Other Exemptions:**  
**Mill Rate:**  
**CDD:** No **Annual CDD Fee:**  
**Complex/Comm Name:**  
**Flood Zone Date:**  
**Floor #:**  
**Census Block:**  
**Bldg Name/#:**  
**Total Units:**  
**Lot Size Acres:** 0.22  
**Lot Size SqFt:** 9,750

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central  
**Utilities:** Public, Street Lights  
**Sewer:**  
**Water:** Public  
**Fireplace:** Yes-Wood Burning  
**Heated Area Source:** Public Records  
**Appliances Incl:** Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator  
**Flooring Covering:** Carpet, Ceramic Tile, Wood  
**Interior Feat:** Ceiling Fans(s), Walk-In Closet(s), Window Treatments

Room Type	Level	Dimen	Flooring	Features
Bedroom 2	First	12x13	Laminate	
Bedroom 3	First	12x13	Laminate	
Bedroom 4	First	10x12		
Dining Room	First	12x13	Wood	
Family Room	First	17x15	Ceramic Tile	
Kitchen	First	12x14	Ceramic Tile	Breakfast Bar, Closet Pantry
Living Room	First	15x13	Wood	
Master Bedroom	First	17x14	Wood	

**Exterior Information**

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Property Description:**  
**Ext Features:** French Doors, Sliding Doors, Fenced, Rain Gutters  
**Pool:** Private  
**Pool Features:**  
**Patio And Porch Features:**  
**Foundation:** Slab  
**Garage/Parking Features:** Garage Door Opener  
**Garage Dim:**  
**Architectural Style:**Florida  
**Pool Dimensions:**  
**Spa:** Yes

**Community Information**

**Community Features:** Deed Restrictions, Park, Playground  
**HOA / Comm Assn:** Yes **HOA Fee:** \$155  
**Condo Fee:**  
**Elementary School:** Brooker-HB  
**HOA Pmt Sched:** Quarterly  
**Other Fee:**  
**Middle School:** Burns-HB  
**Mo Maint\$(add HOA):**  
**Housing for Older Per:** No  
**High School:** Bloomingdale-HB

**Realtor Information**

**List Agent:** [Katerina White](#)  
**List Agent E-mail:** [kat@katwhitehomes.com](mailto:kat@katwhitehomes.com)  
**Sales Team:**  
**List Office:** [KELLER WILLIAMS REALTY](#)  
**Original Price:** \$252,500  
**List Date:** 06/06/2015  
**Representation:**  
**Owner:** OWNER OF RECORD  
**Financing Avail:** Cash, Conventional, FHA, VA Loan

**List Agent ID:** 261548120  
**List Agent Fax:** 813-684-8400

**List Agent Direct:** 813-505-6058  
**List Agent Cell:** 813-505-6058  
**Call Center #:** 888-998-9005  
**List Office ID:** 771292  
**List Office Phone:** 813-684-9500  
**LP/SqFt:** \$114.56

**List Office Fax:** 813-684-8400

**Listing Service Type:** Full Service

**Owner Phone:**

**Association/Manager Name:**

**Association/Manager Phone:**

**Days to Cont:** 1

**Listing Type:** Exclusive Right To Sell

**Exp Clsg Date:** 07/06/2015

**Contract Status:** Inspections **Contract:** 06/07/2015

**Selling Agent:** [Smiley Papenfus](#)

**Sold Date:** 07/06/2015

**Terms:** Cash

**Sold Remarks:**

**Single Agent:** 3%-\$300

**Realtor Info:** Sold As-Is

**Confidential Info:**

**Showing Instructions:** Appointment Only, Contact Call Center, Occupied

**Driving Directions:** Rt 60 E to S. Valrico Rd to right on Brentwood Hills Blvd to left on Sandridge to right on Leichester to left on Powder Ridge. Home is on the right

**Realtor Remarks:** House is sold AS-IS for the convenience of the seller. Please set appointment through call center. All measurements are approximate.

**Sell Office:** [SIGNATURE REALTY ASSOCIATES](#)

**Sold Price:** \$265,000

**Seller Credit:** \$0

**Non-Rep:** 0%

**Days to Closed:** 30

**SP/LP Ratio:** 105

**Trans Broker:** 3%-\$300