

**Begin Your VIRTUAL TOUR...**  
**(...just a few seconds for the file to load - then...)**



**Keyboard RIGHT ARROW**  
**for next slide...**



**16832 Hawkrige Rd, Lithia, FL 33547**  
**Conservation Pool Paradise**

# SUMMARY

Look no further for your perfect luxury Pool / Lanai & Fenced-in Tranquil Privacy Conservation Lot – loved & well maintained home.

2,021 / 2,558 Heated and Total Sq/Ft – 2001

One Story – 4 Bedrooms – 2 Bathrooms – 2 Car Garage

Community Clubhouse, Pool, Tennis, Baseball, Basketball, Soccer & miles of Nature Walking Trails.

Top Community Schools, Sports Facilities, Neighborhood Shopping & Restaurants close by.

MLS # T2916696 - **FULL DESCRIPTION** after pictures.



**Front View – conservation lot**



**Front View – conservation lot**



**Attractive Front Entrance**



**Mature Garden/Landscaping**



**Entrance Hall**



**Covered Back Patio onto 2011 Pool/Lanai/Conservation & Fenced-in back yard**





Large Conservation Privacy Lot



**27' x 15' Pebble-tec Pool with beach play area – 3' to 6' depth**



**Covered back Patio with triple & double 2-way dual pane sliding doors – 12' x 7'**



**New \$6k dual pane ultra smooth sliding doors**



**Family Room onto back Patio/Pool – 15' x 14'**



**Family Room**



**Open Plan Family Room**



**Kitchen with ceramic floor tiles – 14' x 12'**





**Kitchen with Breakfast Bar & Computer Station**



**Kitchen w/ all appliances included (new microwave) – generous counter space**



**Open Plan Kitchen with back Pool/Conservation view**



**Dinette with closet Pantry – 11' x 9'**



**Dining Room – 13' x 12'**



**Dining Room onto Formal Living Room**



**Formal Living Room – 14' x 13'**



**Entrance**





**Master Bedroom – 16' x 12'**



**Master Bedroom with his&hers walk-in-closets**



**Master Bathroom with dual sinks, vanity & private W.C.**



**Master Bathroom with garden tub & walk-in-shower**



**Entrance to Bedroom 2 & Laundry**



**Bedroom 2 – 13' x 10'**



**Laundry to 2 Car attached garage with remote opener**



**Entrance to Bathroom 2 & Bedrooms 3&4**





**Bathroom 2 with shower in Tub, sink & vanity**



**Bedroom 3 – 11' x 10'**



**Bedroom 4 or Office with front view – 12' x 11'**



**Bedroom 4**



**Community Clubhouse, Pool, Tennis, Baseball, Basketball, Soccer & many miles of paved Nature Walking Trails**

## FULL DESCRIPTION

- Look no further for your perfect luxury Pool / Lanai & Fenced-in Tranquil Privacy Conservation Lot – loved & well maintained home
- 4/2/2 – One Story – 2,021 / 2,558 Heated & Total Sq/Ft – 2001 – Newer A/C
- Attractive Front Entrance with mature garden/landscaping
- POOL – 2011 – 27' x 15' Pebble-tec Pool with beach play area – 3' to 6' depth – includes existing pool equipment
- Covered back PATIO with triple & double 2-way (left & right) dual pane sliding doors – 12' x 7'
- These new dual pane ultra smooth SLIDING DOORS are a \$6k upgrade
- Open Plan FAMILY ROOM onto back Patio/Pool – 14' x 14'
- KITCHEN w/ ceramic floor tiles, Breakfast bar, Computer station & generous counter space – 14' x 12'
- Included – Refrigerator, Gas Range, Dishwasher, new Microwave, Washer, Gas Dryer, new Gas hot water heater
- DINETTE with closet Pantry – 11' x 9' ~~ DINING ROOM – 12' x 10' ~~ Formal LIVING ROOM – 13' x 12'
- MASTER BEDROOM with Pool view and his&hers walk-in-closets – 16' x 12'
- MASTER BATHROOM with garden tub & walk-in-shower, dual sinks, vanity & private W.C.
- BEDROOM 2 – 13' x 10' ~~ BEDROOM 3 – 11' x 10' ~~ BEDROOM 4 or OFFICE with front view – 12' x 11'
- BATHROOM 2 with shower-in-tub, sink & vanity
- LAUNDRY to 2 CAR ATTACHED GARAGE with remote opener
- Community Clubhouse, Pool, Tennis, Baseball, Basketball, Soccer & many miles of paved Nature Walking Trails
- FishHawk Ranch, Lithia is a highly sought after Tampa community
- Top rated community Schools, Sports facilities & convenient Shopping
- Fema flood zone 'X' – i.e. no flood insurance required.

# directions

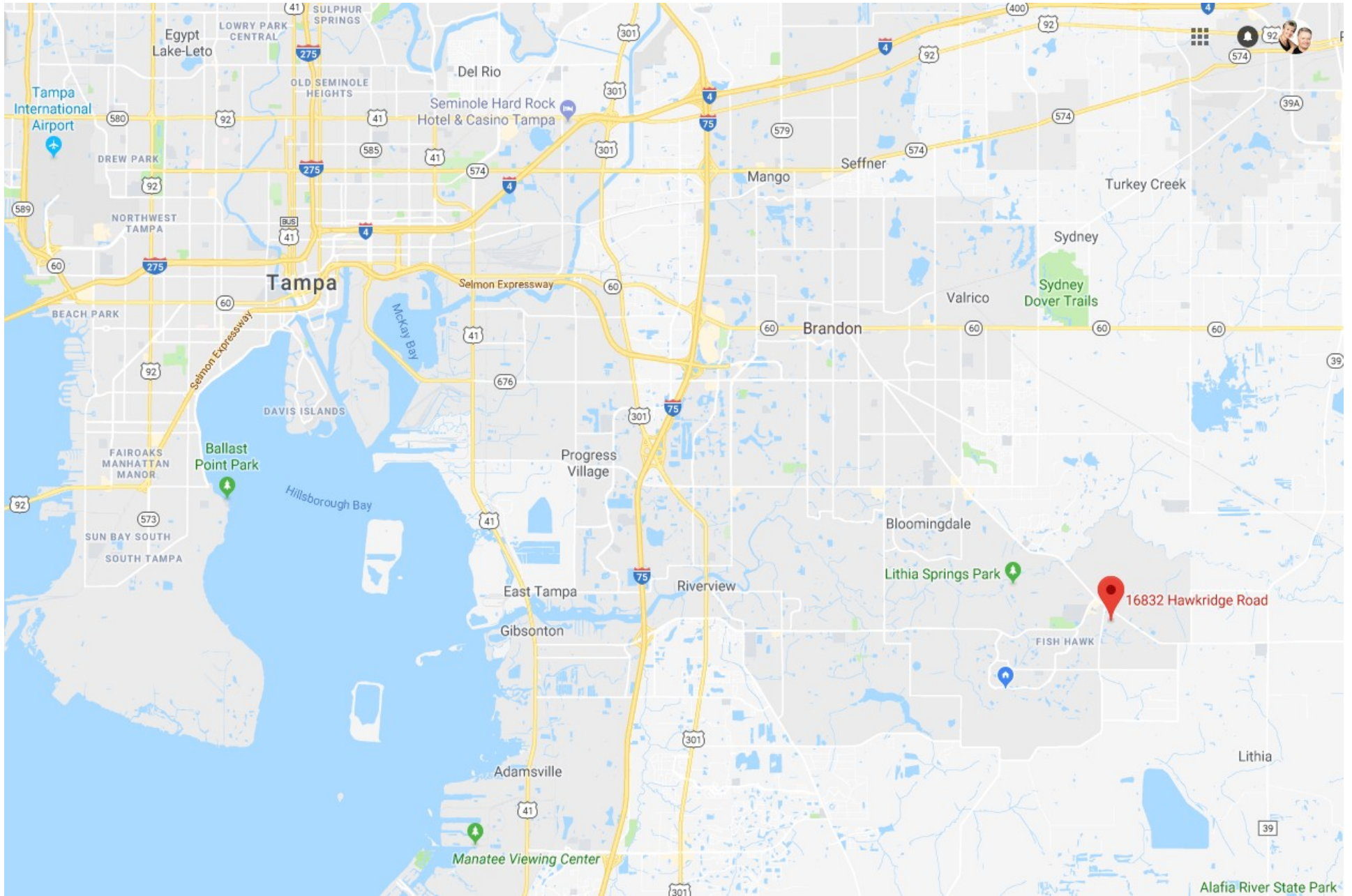


16832 Hawkrige Rd, Lithia, FL 33547

Go East on Fishhawk Blvd – at Light/T-junction go South on Lithia Pinecrest Rd – 2<sup>nd</sup> right on Hawkpark Blvd – 1<sup>st</sup> right onto Hawkcrest Dr – at Stop/T-junction left onto Hawkrige Rd – #16832 on the right hand side.

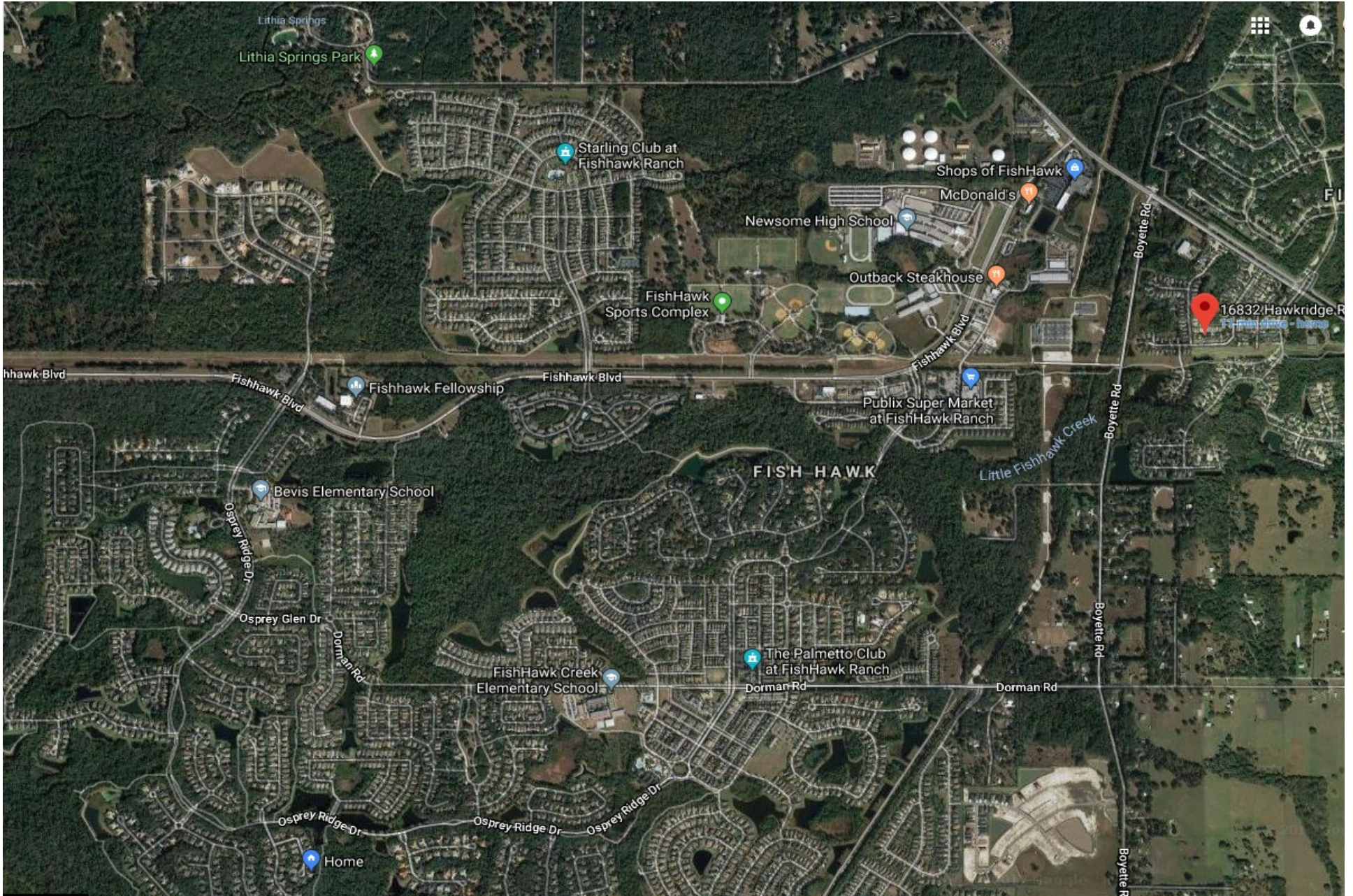
There's  
no  
place  
like  
**home.**





**FishHawk Ranch, Lithia – a highly sought after Tampa community**

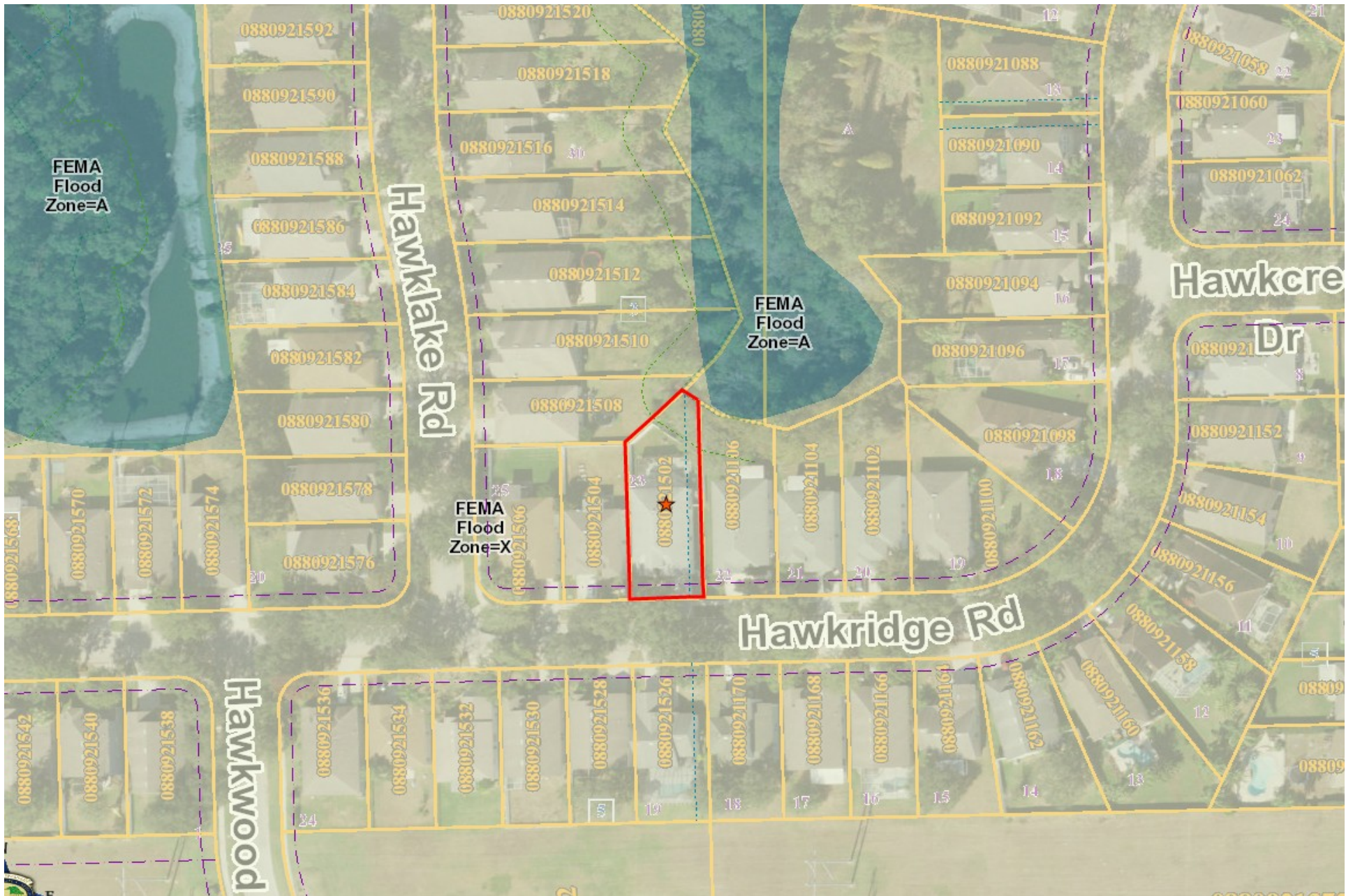




**Top rated community Schools, convenient Shopping & Sports facilities**



**Large Conservation Privacy Lot**



**Flood Zone 'X' – i.e. no flood insurance required**

Specializing in Matching Clients to their Right-fit Property...

**SMILEY & MARLENE PAPENFUS**  
Making Real Estate Dreams Reality

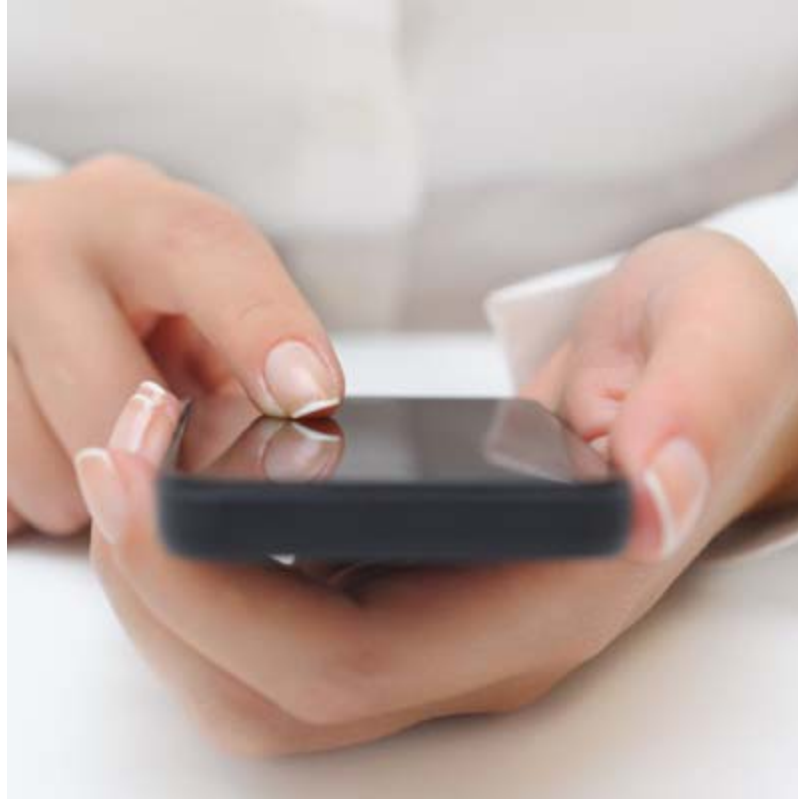
SmileyPapenfus@gmail.com

813.600.3292 W 813.765.6145 C

**Why Smiley?** → [www.SmileySold.com](http://www.SmileySold.com)



Business Card Front



**SCHEDULE TO VIEW THIS PROPERTY**

Welcome Home!!!



 **SOLD.com**

**Why Smiley?** → SmileySold.com

Your Experienced, Successful  
& Professional Realty Team



Business Card Back

END