

**Begin Your VIRTUAL TOUR...**  
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**Keyboard RIGHT ARROW**  
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**412 Old Mulrennan Rd, Valrico, FL 33594**  
**Formerly "Sister's Secret Garden" for Weddings**

# SUMMARY

Stunning 1 ACRE *privacy picture perfect paradise* with **sound income potential** from *to-be-finished* HOUSE 2 or use it to run your manufacturing business in the 2,151 sq/ft under A/C & the open 1,736 sq/ft - no HOA.

Formerly 'Sisters Secret Garden' - this stunning setting was always in demand for Weddings.

3/3/2+Bonus+Pool+Acerage with 30 year new roof - 1967 - 2,280 & 2,796 heated & total sq/ft - Completely Renovated Block Home in excellent move-in-ready condition.

MLS # T2903420 - **FULL DESCRIPTION** after pictures.



**Stunning 1 Acre *privacy picture perfect paradise***



**3/3/2+Bonus+Pool+Acerage with 30 year new roof**



**1967 - 2,796 sq/ft Renovated Block Home in excellent move-in-ready condition**



**Family Room with ceramic tile floor, natural light & garden view - 19x16**



**Formal Living Room back to Kitchen**



**New Kitchen with granite counters & all new matching appliances - 15X14**





**Kitchen with espresso raised cabinets, hardware & ceramic tiles through to 2 Car Garage**



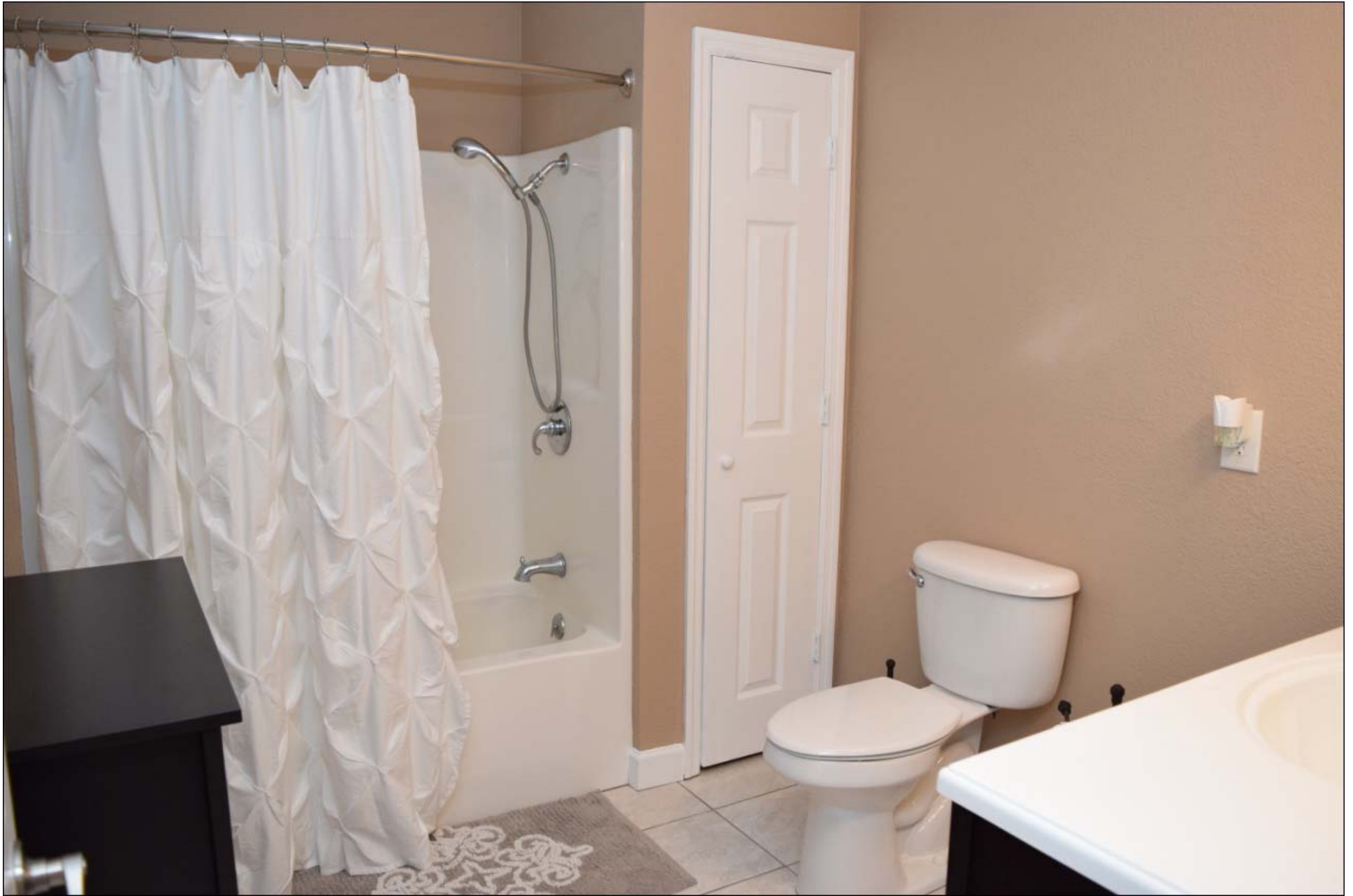
**Dinette in Kitchen with garden view - 10X10**



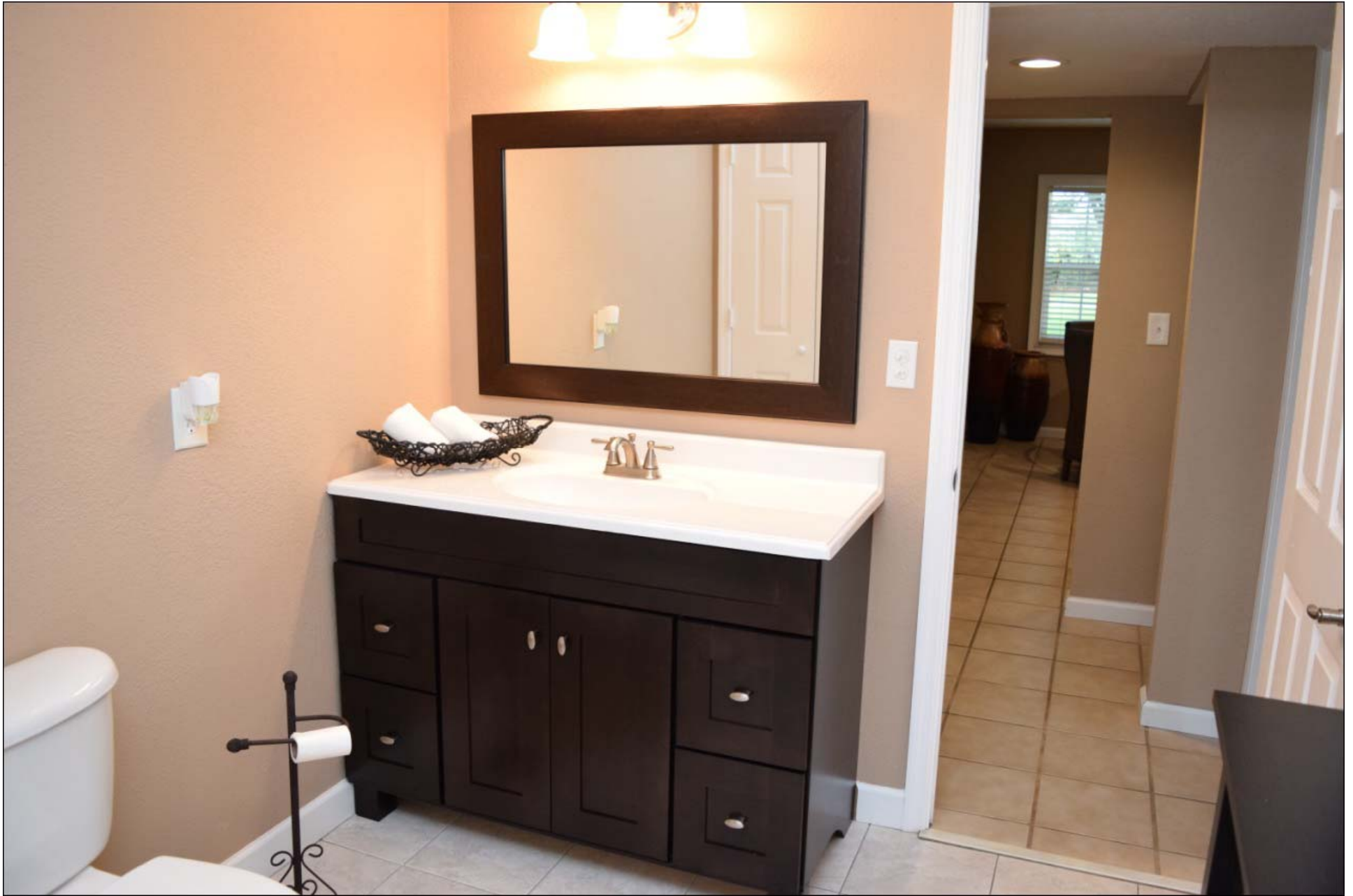
**Master bedroom with new carpets - 15X15**



**Master bedroom with his&hers closets**



**Bathroom 1 with shower-in-tub**



**Bathroom 1 with vanity & framed mirror**



**Large Bedroom 2 - 15X14**



**Office Space - 18x6 - left side of the staircase**





**Office Space - 18x7 - right side of staircase**



**Upstairs Bedroom 3 - 14X14**



**Upstairs Bathroom 2 with vanity & shower-in-tub**



**Laundry off 2 Car Garage**



**Bathroom 3 in Laundry**



**Games/Pool Room or Privacy Man Cave or Mother-in-law suite off back of Garage - 21x21**



**Games or Pool Room with door to Pool/Patio**



**Inground Vinyl Pool with Stamped Concrete Paving, 2 Open & 1 Covered Patio areas, outdoor shower and privacy fencing**





**Back of House**



***To-be-finished* House 2 - Sound Income Potential**



**Covered Front Patio to House 2**



**Open Shed - 31x30**



**Open Double Carport - 31x26**



**House 2 - *to-be-finished* downstairs under A/C - 39x33**



***To-be-finished*** downstairs with Back Door & Patio French Doors

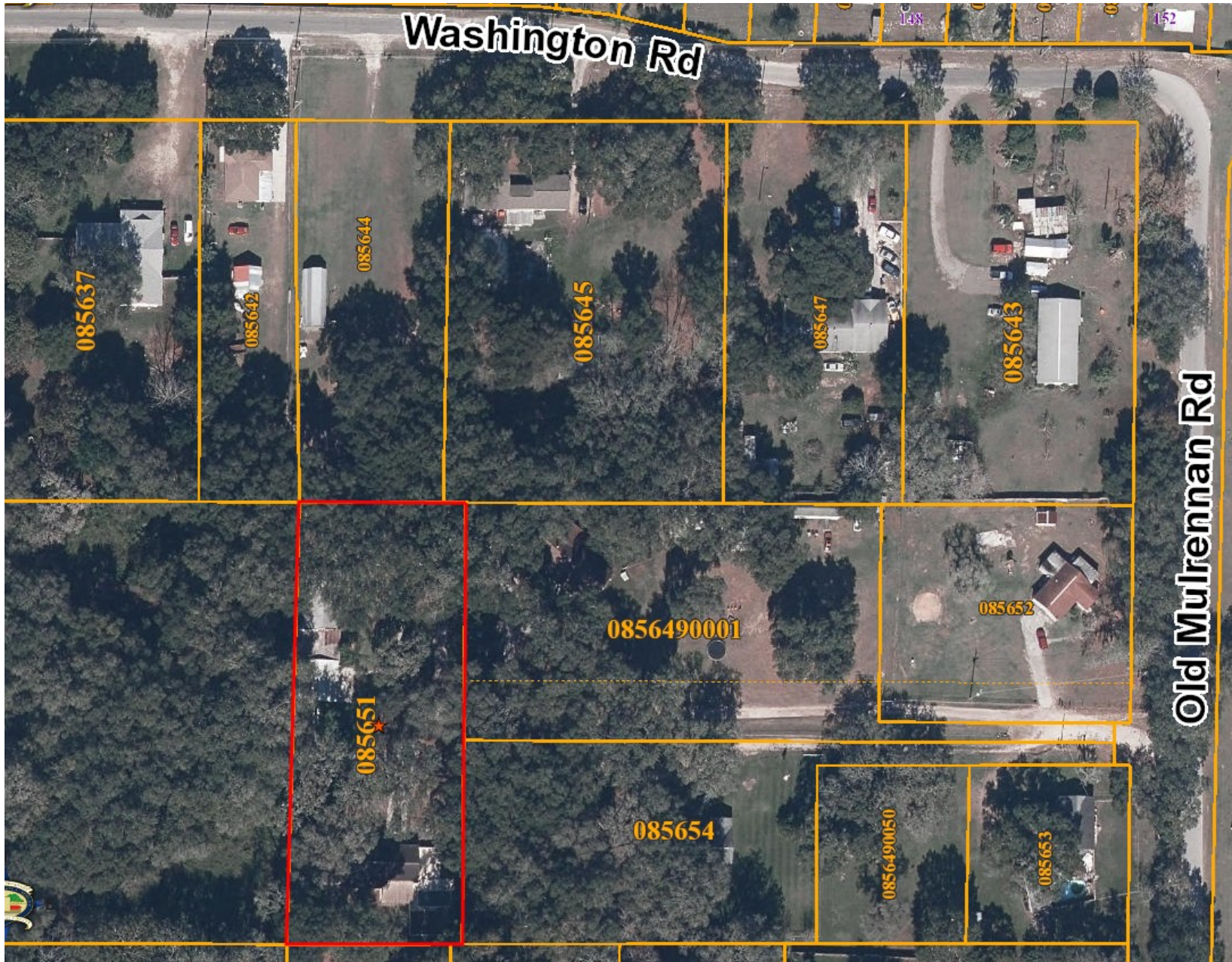


**House 2 - *to-be-finished* upstairs with extra large window - 36x24**

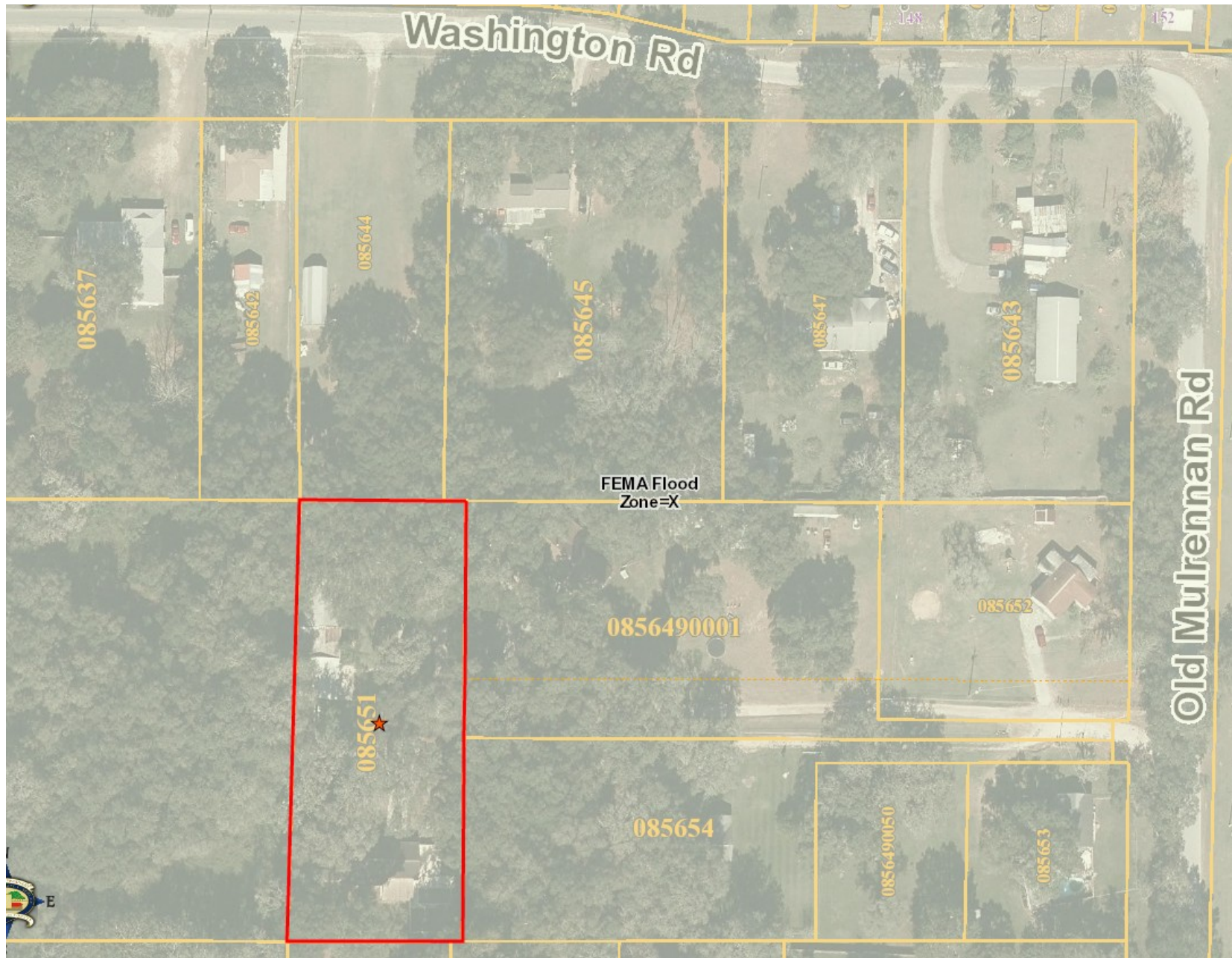




***To-be-finished upstairs - under A/C***



**1 Acre Privacy Lot - 330'x132'**



**Flood Zone 'X' - no flood insurance required**



Formerly '*Sisters Secret Garden*' - this stunning setting was always in demand for Weddings



**Creating 365 *Maintenance Free* & Cost Effective Privacy**

Privacy Trees ▾

Evergreen Trees ▾

Fruit Trees ▾

Flowering Trees ▾

Shade Trees ▾

Shrubs ▾

Palm Trees

Gift Trees 🎁

Home > Evergreen Trees > Cypress Trees > Leyland Cypress



## Leyland Cypress or Castlewella Gold

*Cupressus x leylandii*

★★★★☆ 166 Reviews | 97 Questions Answered

**\$13.46** ~~\$17.95~~ (25% Off)

### 1. Height

5-6 ft.  
\$89.96  
(25% Off)

3-4 ft.  
\$47.95

1-2 ft.  
\$13.46  
(25% Off)

- Ships Tomorrow
- Buy 10 or more for: \$12.79 each

### 2. Quantity

1

### 3. Extras

- Planting Mix \$6.95
- Root Rocket™ Fertilizer \$4.95
- Planket™ - Frost & Cold Protection \$19.95

Add To Cart ▶



\*images shown are of mature plants

America's Most Planted Privacy Tree!

Privacy - Planted 3' apart with a drip-feed will grow 6' a year

# Zoning

## Zoned ASC-1

Hillsborough County has a multitude of allowed uses for this classification – some in the community are agriculture, nursery, farm stalls, kennels, auction, manufacture, business offices, etc.

Hillsborough County's very helpful zoning counseling center – 813.277.1630



**Zoning Counselors Consider All Options**

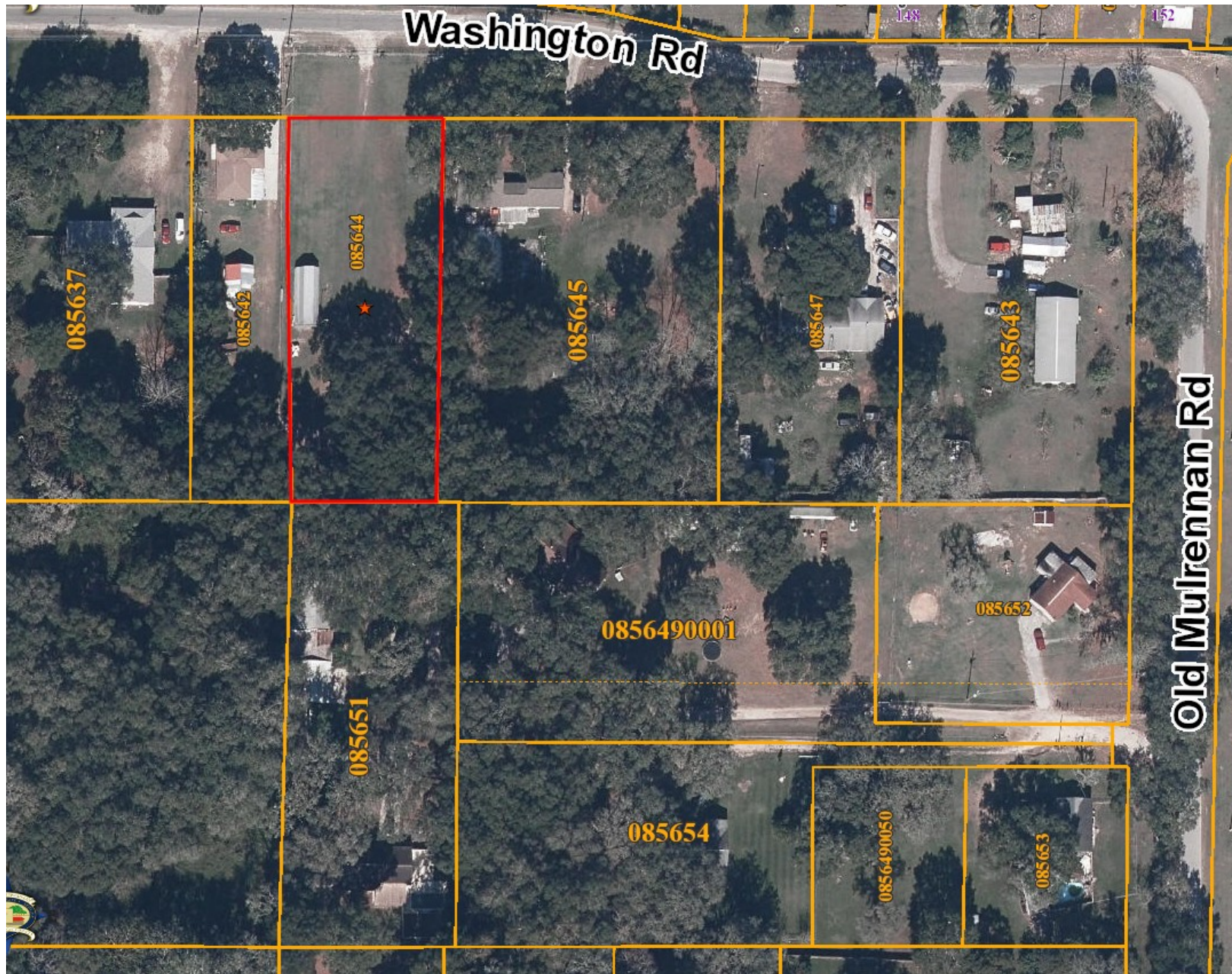


**Separate MLS vacant land Listing → 3205 Washington Rd, Valrico, FL 33594**

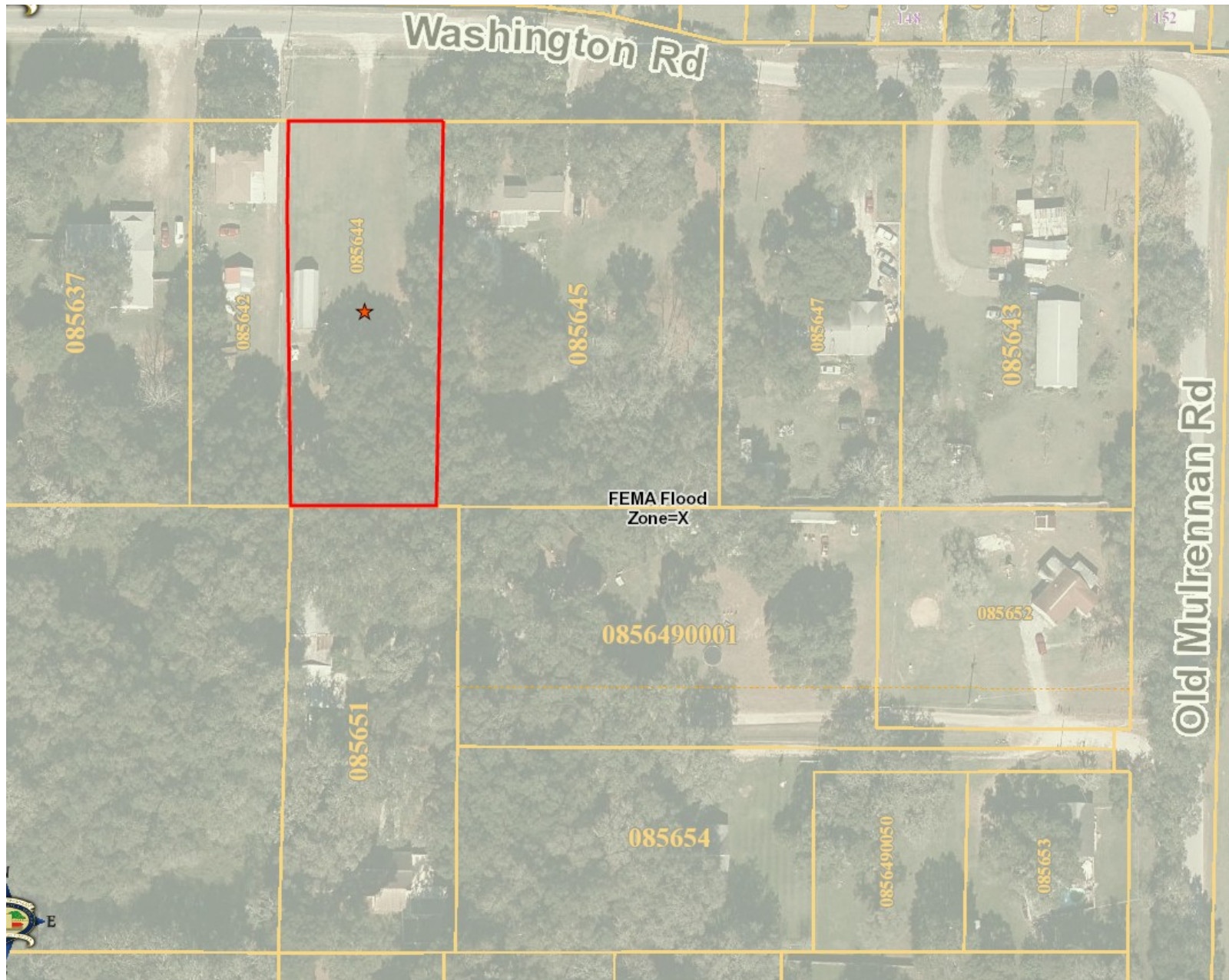




**Fenced adjoining Lot with Automatic Gate & 48x18 Shed**



0.76 Acres - 305' x 123'



**Flood Zone 'X' - no flood insurance required**

## FULL DESCRIPTION

- Stunning 1 ACRE *privacy picture perfect paradise* with **sound income potential** from *to-be-finished* HOUSE 2 or use it to run your office, exercising or manufacturing business in the 2,151 sq/ft under A/C & the open 1,736 sq/ft - no HOA.
- Formerly '*Sisters Secret Garden*' - this stunning setting was in demand for Weddings.
- 3/2.5/2+Bonus+Pool+Acerage w/ 30 year new roof - 1967 - 2,280 & 2,796 heated & total sq/ft respectively.
- Completely Renovated Block Home in excellent move-in-ready condition.
- LIVING ROOM with ceramic tile floor, natural light & garden view.
- New KITCHEN with granite counters, all new matching appliances, espresso raised cabinets, hardware & ceramic tiles.
- DINETTE in Kitchen with garden view.
- MASTER BEDROOM with his&hers closets & new carpets.
- BATHROOM 1 with shower-in-tub, vanity & framed mirror.
- Large BEDROOM 2.
- Long OFFICE SPACE on both sides of the staircase.
- Large upstairs BEDROOM 3.
- Upstairs BATHROOM 2 with vanity & shower-in-tub.
- LAUNDRY off 2 Car Garage with BATHROOM 3.
- Large BONUS/Games/Pool Room or **privacy Man Cave** or **Mother-in-law suite** off back of Garage.
- Inground Vinyl POOL w/ Stamped Concrete Paving, 2 Open & 1 Covered Patio areas, outdoor shower & privacy fencing.
- Buyer *To-be-finished* HOUSE 2 with full length covered Front Patio, Double Carport, Large Open Shed, **downstairs** with Back Door & Patio French Doors and **upstairs** with extra large window - both stories under A/C.
- **Separate** MLS 0.76 Acre vacant land listing → [3205 Washington Rd, Valrico, FL 33594](https://www.zillow.com/homedetails/3205-Washington-Rd-Valrico-FL-33594/) - Fenced adjoining Lot with Automatic Gate & large Shed.

# directions



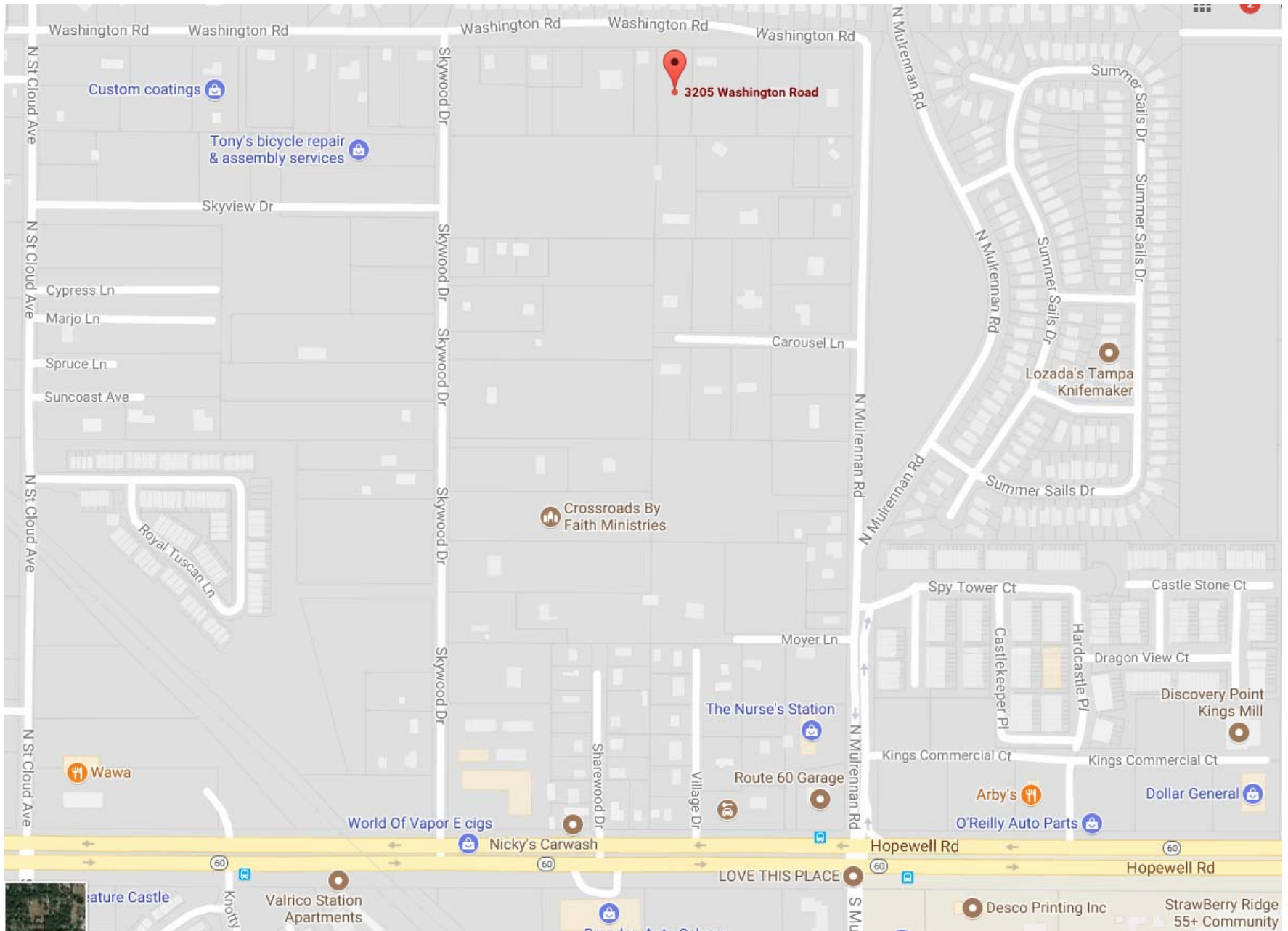
**GATE CLOSED on 412 Old Mulrennan Rd, Valrico, FL 33594**

**Use entrance on adjoining vacant lot >> 3205 Washington Rd, Valrico, FL 33594**

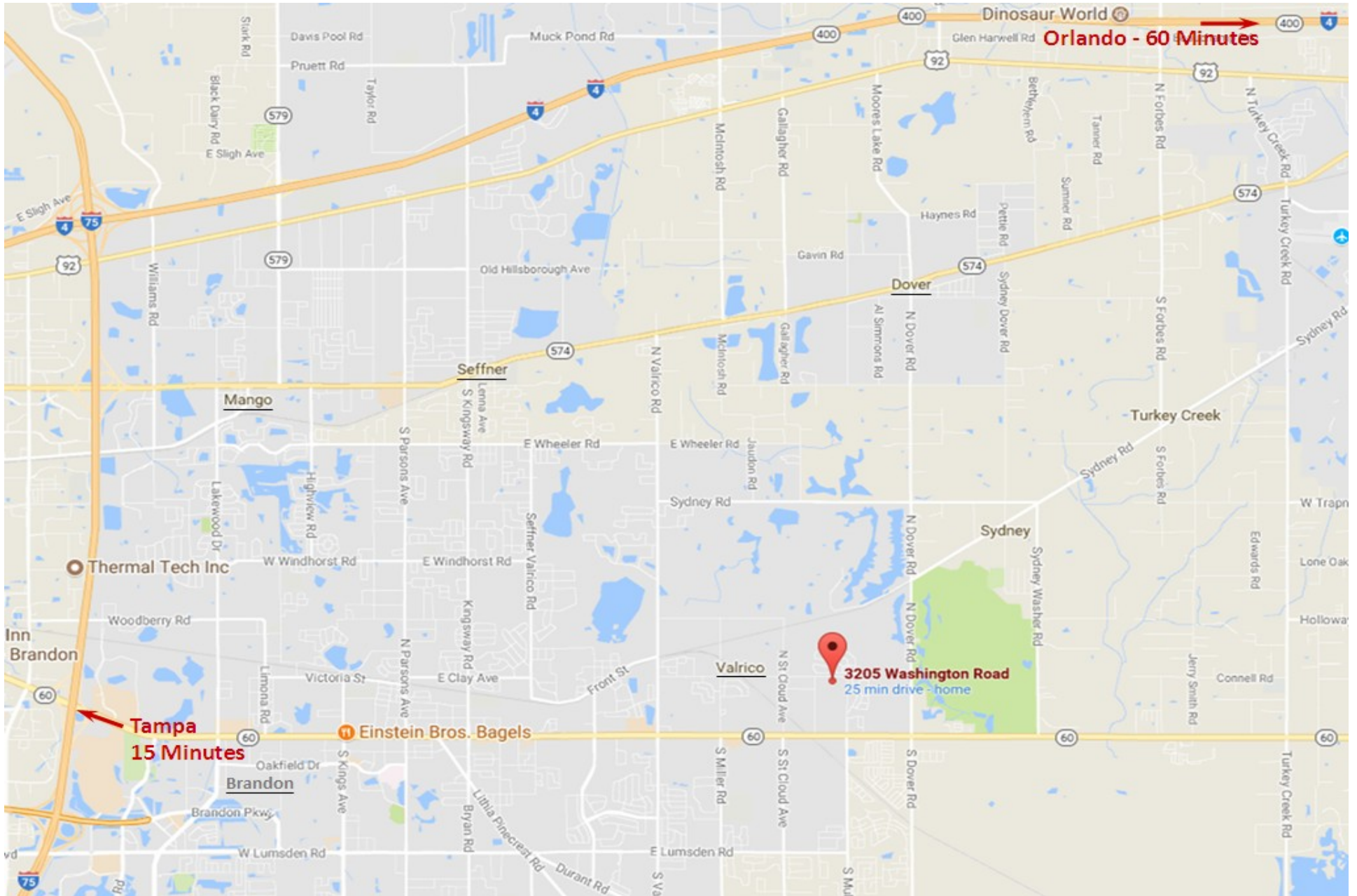
**From 60 go North on N Mulrennan Rd, Valrico - when the road veers to the right go straight onto Old Mulrennan Rd - left turn into Washington Rd - 4<sup>th</sup> Lot on the left hand side.**

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

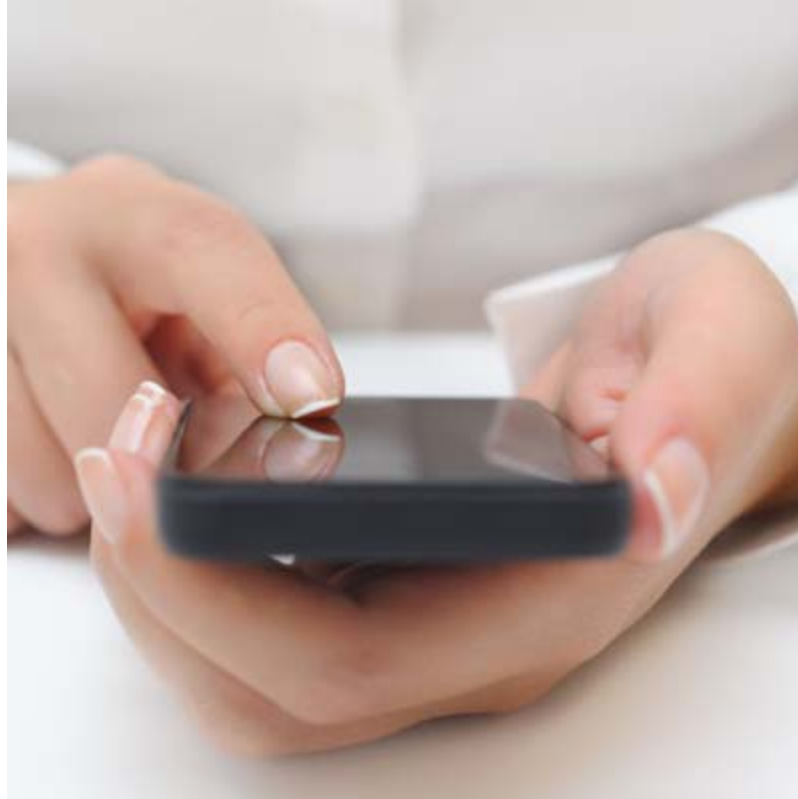




**Directions from Hwy 60 / N Mulrennan Rd intersection**



**Map - Close to Valrico business district with easy access to I-75 & I-4**



**SCHEDULE TO VIEW THIS PROPERTY**

**END**