

Begin Your VIRTUAL TOUR...
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3205 Washington Rd, Valrico, FL 33594
0.76 Acre vacant land lot

SUMMARY

0.76 Acre vacant land lot adjoining this 1 Acre property...

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.

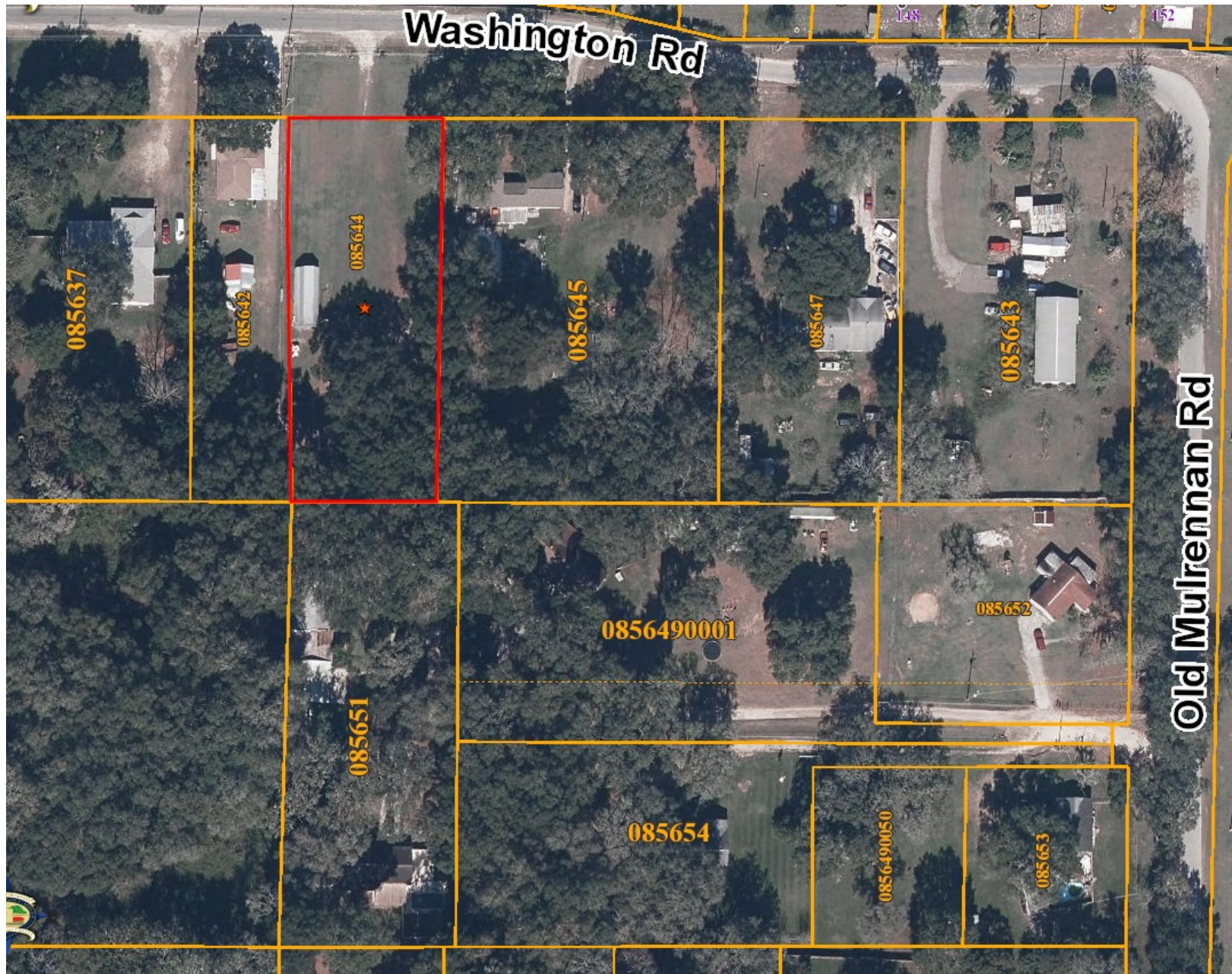
MLS # T2903881 - **this vacant land listing**.



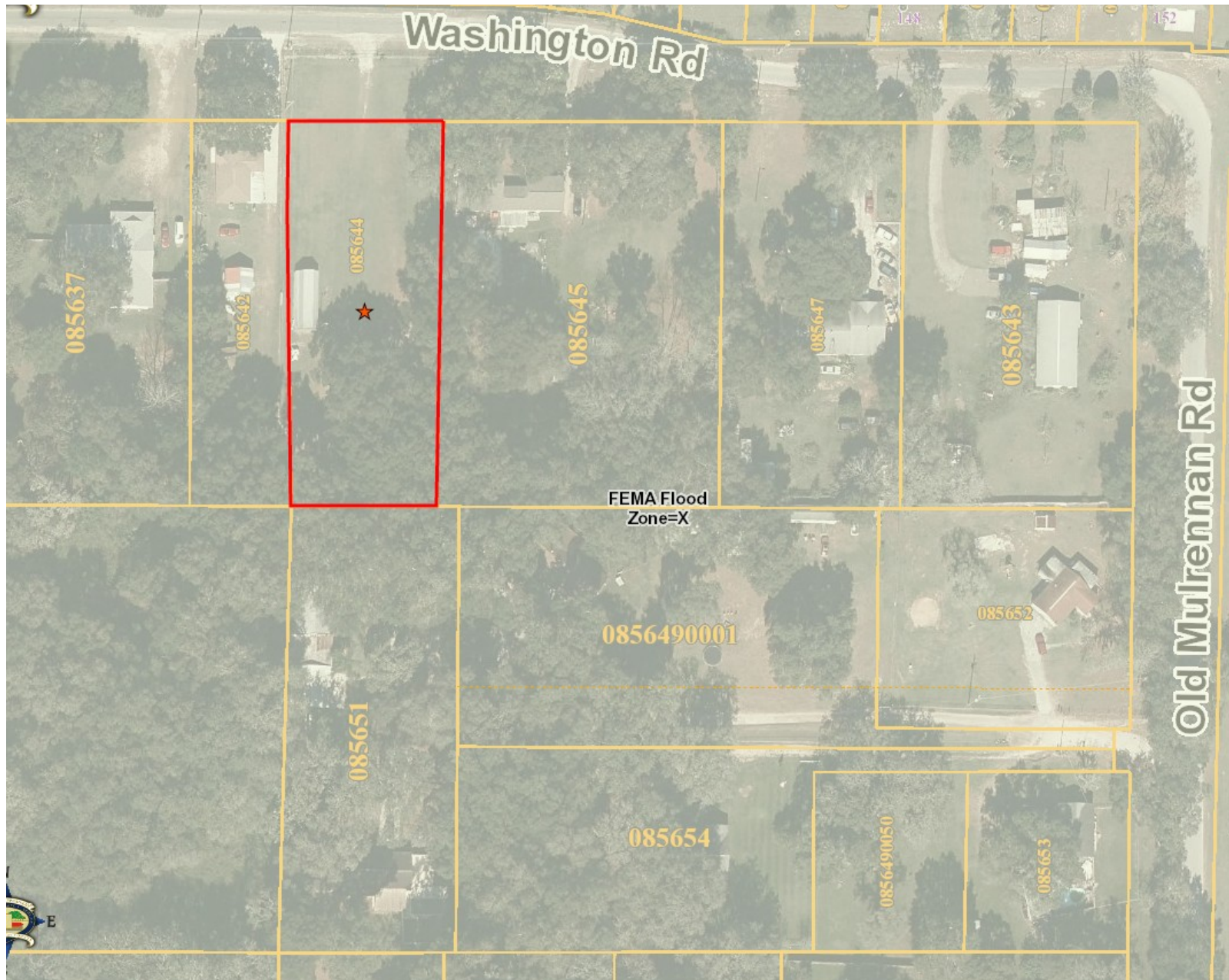
0.76 Acre vacant land lot adjoining the separate 1 Acre MLS listing with 2 houses in the background >> 412 Old Mulrennan Rd, Valrico, FL 33594



**Fenced vacant land lot with Automatic Gate & 48x18 Shed.
Build your Dream Home or Park a Mobile Home.**



0.76 Acres - 305' x 123'



Flood Zone 'X' - no flood insurance required

FULL DESCRIPTION

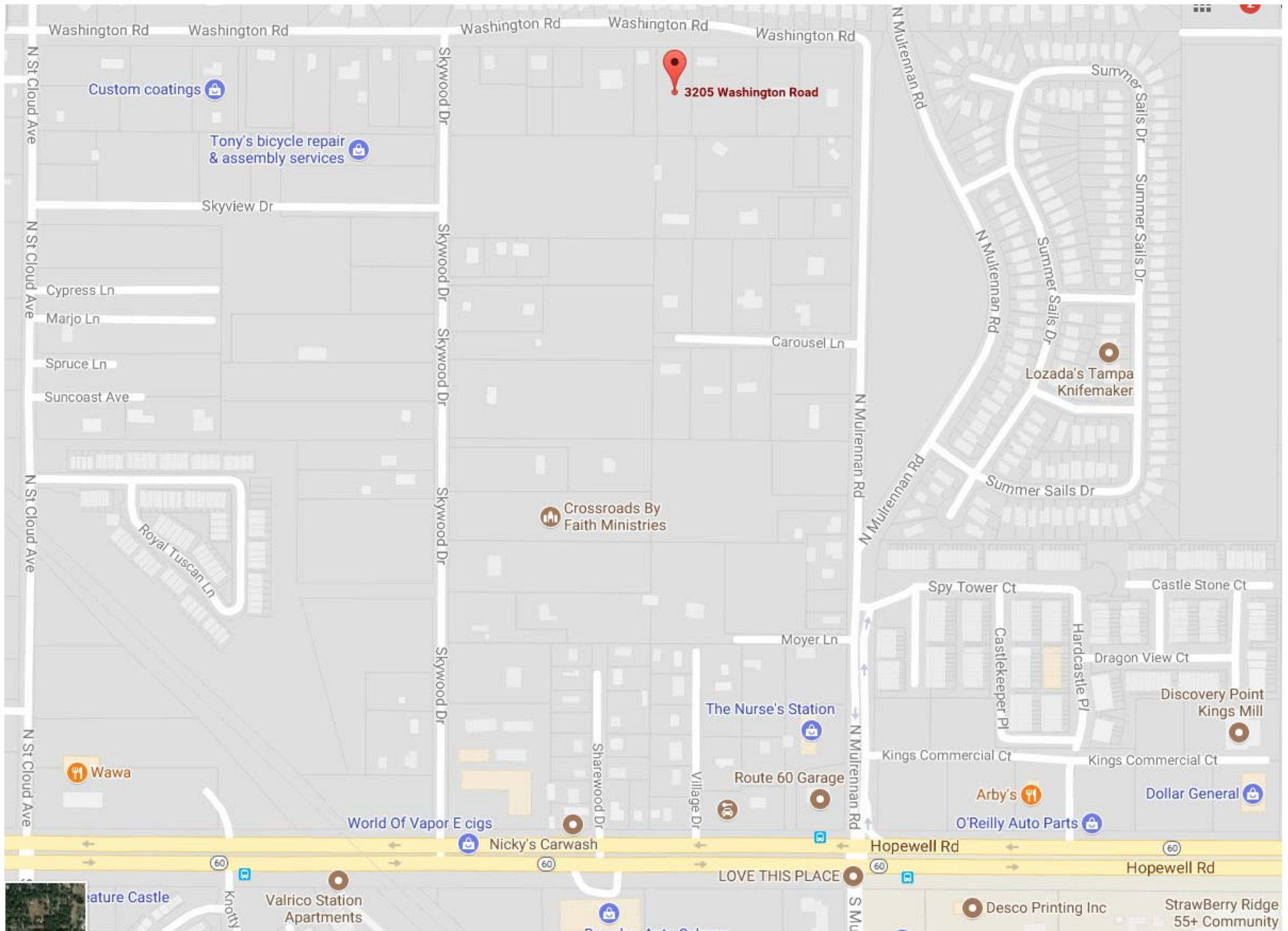
- 0.76 ACRE vacant land lot - Fenced with Automatic Gate & large Shed adjoining a **separate MLS listing** → [412 Old Mulrennan Rd, Valrico, FL 33594](#) as described below...
- Stunning 1 ACRE *privacy picture perfect paradise* with **sound income potential** from *to-be-finished* HOUSE 2 or use it 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.

directions

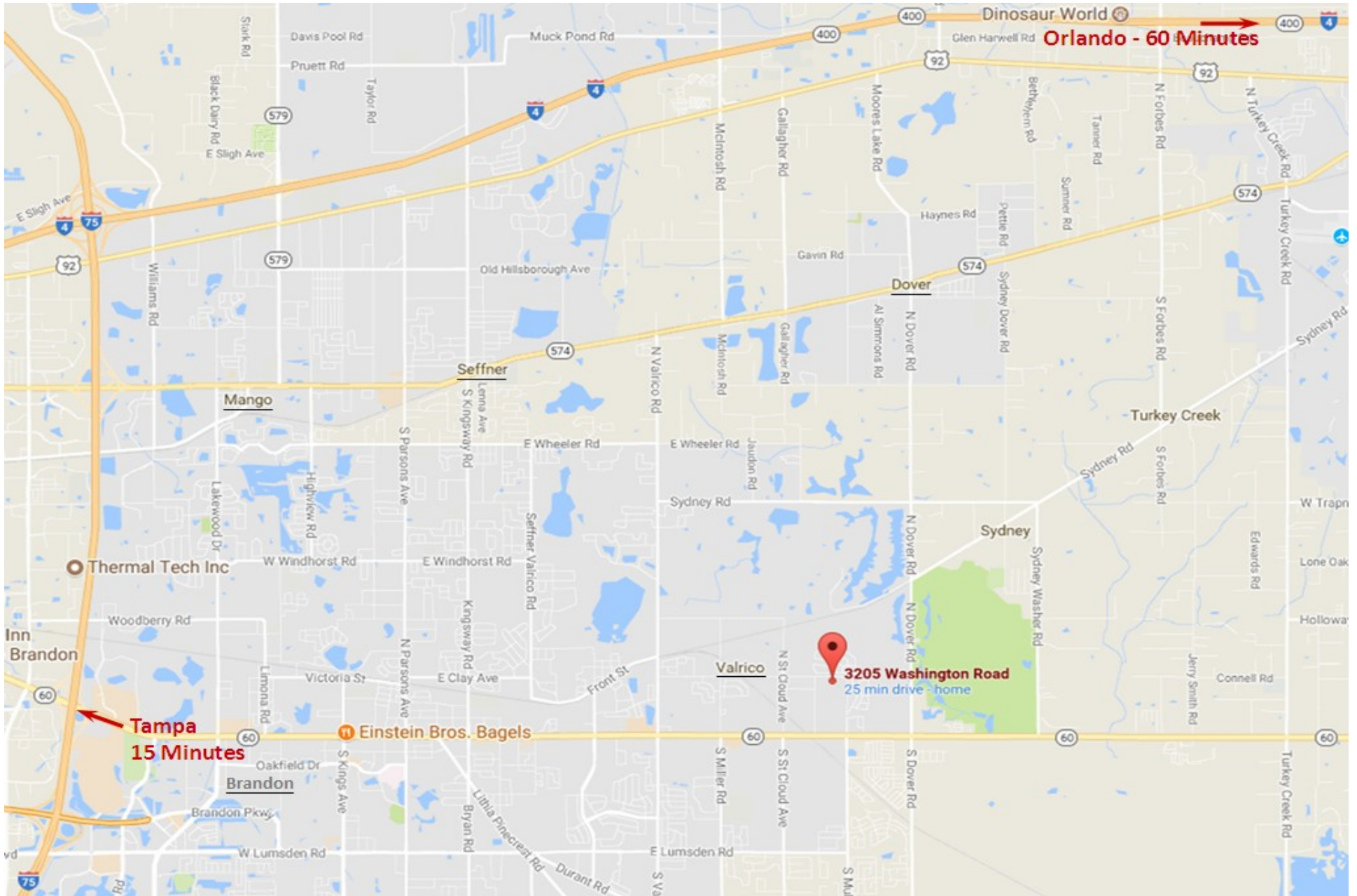
3205 Washington Rd, Valrico, FL 33594

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 - 4th Lot on the left hand side.

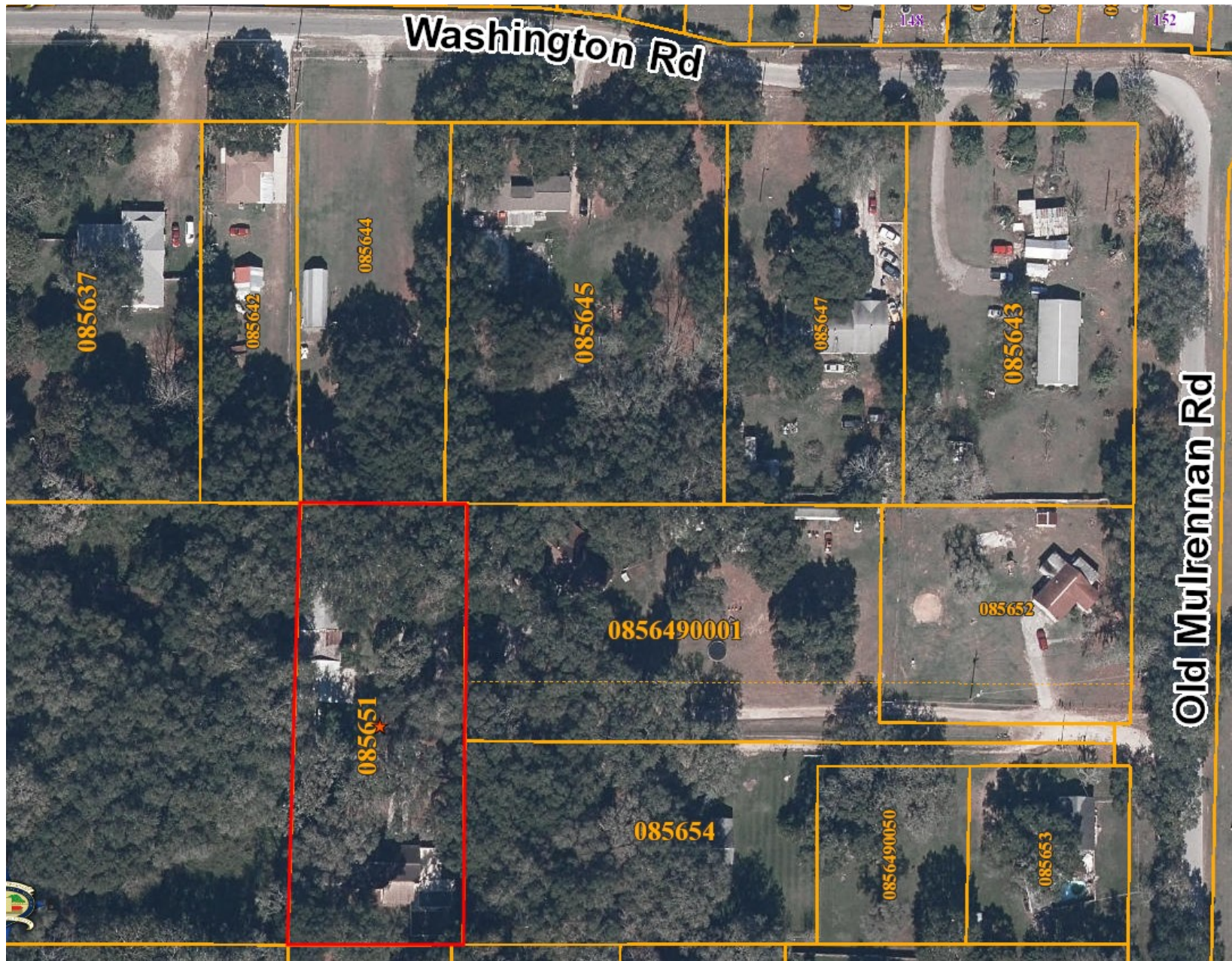
There's
no
place
like
home.



Directions from Hwy 60 / N Mulrennan Rd intersection



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



Separate 1 Acre MLS listing - Privacy Lot - 330'x132'



Flood Zone 'X' - no flood insurance required



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



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



Creating 365 *Maintenance Free* & Cost Effective Privacy

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

3. Extras

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

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*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

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

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