

\$410,900 - 1302 Vinetree Drive, BRANDON

MLS® #T3537545

\$410,900

4 Bedroom, 2.00 Bathroom, 1,987 sqft

Residential on 0.33 Acres

LAKEVIEW VILLAGE SEC H UNI, BRANDON,
FL



NEW Lower PRICE! Lake Mango & Community Boat Ramp/Dock " New Price on this 4/2/2ga is Move-in Ready and on approx. 1/3ac Lot per Survey that Pies out to Trees, Conservation and NO Backyard N'bors! This Beauty also has an Inground Spa with Fountain and Screened Lanai, Formal Living/Dining Combo, Separate Kitchen/Family Combo with a Wood Burning Fireplace (never used), Kitchen Island/Breakfast Bar, Granite, Lazy Susan, Soft Close Cabinets, Pull-out Spice Rack, Dbl French doors off the Kitchen to side of home and a Slider to the Lanai. Planter Shelves in Living areas and Knock Down Ceilings. The Split Bedrooms offer privacy to the Master Suite with a Huge 8x7 Walk-in Closet, Dbl Vanities, separate Garden Tub and Shower. Tile Floors throughout home and all wet areas. Home was built by Engle Homes and is the Crypress Model. This Community enjoys a Private Boat Ramp and Dock for it's residents. This recreational Lake offers Boating, Fishing and More. For any restrictions for the Lake and Deed Restrictions please check with the HOA. Community Boat Launch, by key, states NO Jet Ski's allowed. Newer Appliances and the Roof was replaced in 2014. See the attached Survey to pinpoint location of the Lot in relation to the Lake. Seller does not guarantee lakefront or a possible improvement. This Great North Central Brandon location offers a short ride to shopping and schools. There is a

Public County Park within the Community, and 1 street over called the "Lakeview Village Park" and offers Basketball, Playground, Pavillion, Picnic Tables, Walking Trail and more. Park has onsite Security Officer. Buyer(s) should verify all information. Sold AS-IS with right to inspect for the convenience of the Seller. Don't miss this one! Lot is located on an Inside Corner Pie-shaped Lot with Dimensions of approx: 54" Frontage, 142.78 E wall, 165.77 at Rear and 252.10 at West side. Items in the garage will be removed prior to closing. Large Flat Screen TV, remotes, Washer and Dryer, Extra paint and tile, Storm Window Plywood (hurricane shutters) and Spa chemicals/tools will stay. Spa is not heated. There is a small, fenced DOG walk area too. The very back SE corner is in the AE flood zone according to flood map. House is high and dry and in zone X. Property is partially fenced. Make an Offer today! Based on Offer Seller may help the Buyer!

Built in 1997

Essential Information

MLS® #	T3537545
Price	\$410,900
Sold Price	\$405,000
Sold Date	December 6th, 2024
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,987
Acres	0.33
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Sold

Community Information

Address	1302 Vinetree Drive
Area	Brandon
Subdivision	LAKEVIEW VILLAGE SEC H UNI
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33510-2090

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2
View	Trees/Woods, Water
Waterfront	Lake

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	1

Exterior

Exterior Features	Dog Run, French Doors, Hurricane Shutters, Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Conservation Area, Corner Lot, In County, Irregular Lot, Landscaped, Oversized Lot, Sidewalk, Sloped
Roof	Shingle
Foundation	Slab

School Information

Elementary	Colson-HB
Middle	McLane-HB
High	Armwood-HB

Additional Information

Date Listed	July 3rd, 2024
Days on Market	445
Zoning	PD

Listing Details

Listing Office	CHOICE RLTY CAROLMAC & CO. INC
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