

\$550,000 - 109 Holly Tree Lane, BRANDON

MLS® #TB8313571

\$550,000

4 Bedroom, 2.00 Bathroom, 2,302 sqft

Residential on 0.50 Acres

DOGWOOD HILLS, BRANDON, FL

Embrace the tranquility of nature in the serene community of Dogwood Hills, ideally situated near the scenic Alafia River. This charming home offers the ultimate privacy, with no backyard neighbors and breathtaking views. You™ll enjoy the peace of mind that comes from being close to the Alafia River without being required to have flood insurance. One of the most appealing aspects of Dogwood Hills is its relaxed lifestyle™there™s no HOA or CDD, meaning you can keep your outdoor toys, like boats and RVs, right at home without restrictions. The current homeowners have already taken care of major updates for you, including a new 50-year roof with transferable warranty and super gutters with gutter guards (2022), updated AC system and Smart Ecobee thermostat (2020), resurfaced pool in 2018, and sealed pavers in 2024. Plus, a whole-house generator transfer switch has been installed, ensuring you'll never be without power. As you approach, you™ll be greeted by beautiful stone accents that add character and curb appeal to the home™s exterior. Inside, a thoughtfully designed layout awaits, perfect for both relaxation and entertaining. The separate formal living and dining rooms are ideal for hosting guests and offer pocket sliders overlooking the backyard, while the kitchen, with its stainless appliances, granite countertops, and abundant storage, opens to a spacious family room. Here, you™ll love the soaring cathedral ceilings accented by rustic wood beams and a cozy wood-burning



fireplace, all framed by stunning views of the backyard oasis. The primary suite offers a private retreat, featuring pocket sliders that open to the lanai, a massive walk-in closet, and an en-suite bathroom with dual sinks, a soaking tub, and a separate walk-in shower. Three additional bedrooms are located in their own private wing and share a full bath with easy access to the lanai. The fourth bedroom, complete with built-in cabinets and a desk, is perfect for an office or craft room. Step outside to the expansive wraparound deck, nestled within a screened lanai that overlooks the sparkling pool. The fenced yard provides a serene, natural backdrop that makes this home truly special—whether you’re enjoying a quiet morning coffee or hosting a weekend barbecue, you’ll feel like you’re in your own private nature retreat. This fantastic home is conveniently located just minutes from the Selmon Crosstown Expressway, providing easy access to downtown Tampa, MacDill AFB, Disney, and Florida's world-famous beaches!

Built in 1985

Essential Information

MLS® #	TB8313571
Price	\$550,000
Sold Price	\$545,000
Sold Date	November 27th, 2024
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,302
Acres	0.50
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	109 Holly Tree Lane
Area	Brandon
Subdivision	DOGWOOD HILLS
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-8014

Amenities

Parking	Driveway, Garage Door Opener, Garage Faces Side
# of Garages	2
View	Pool, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Range, Range Hood, Refrigerator
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning
# of Stories	1

Exterior

Exterior Features	Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Conservation Area, In County, Landscaped, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Cimino-HB
Middle	Burns-HB
High	Bloomington-HB

Additional Information

Date Listed	October 25th, 2024
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Days on Market	150
Zoning	RSC-3

Listing Details

Listing Office	SIGNATURE REALTY ASSOCIATES
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