

\$518,000 - 118 Laurel Tree Way, BRANDON

MLS® #TB8343218

\$518,000

3 Bedroom, 2.00 Bathroom, 2,262 sqft

Residential on 0.62 Acres

DOGWOOD HILLS UNIT 1, BRANDON, FL

A HUGE PRICE REDUCTION!!! Welcome to this beautiful home located in one of the most sought after neighborhoods along the scenic Alafia River. Dogwood hills features a tree lined serene quiet setting and rolling hills yet minutes to all the amenities you could possibly need! The home comes with a commanding curb appeal with its sprawling elevation, side load 2-car garage and a long and spacious parking pad with gorgeous mature landscaping and is exquisitely situated on .61 acre manicured and completely functional home site offering the next homeowner a community with no HOA fees or CDD fees!! The private yard is truly an oasis, it is fully fenced with plenty of space for a pool for the family to enjoy. Current owners even have engineering plans for a new carport with a building permit to the right side that can be finished by the future homeowners! (concrete footings and bolts are in and actual plans available). Warm brick façade welcomes you to this cozy home with a newly painted front door to the large foyer with updated ceramic tile floorings. The floor plan boasts nearly 2300 heated sq. feet of living space featuring a 3 bedroom / 2 bath set up, a large kitchen with solid wood, cabinetry and granite rich extensive countertops overlooking a very large and well lit dining area with open views of the backyard to enjoy. The living and dining room is spacious and very cozy with its newer bamboo floorings with Eco silent sound underlayment. A cozy wood-burning fireplace and wet bar for



these cold nights. The bedrooms are very spacious and come with plenty of closet space. The primary bedroom is spacious comes also with the bamboo floors and updated granite top in the bathroom. Endless upgrades during ownership to high ticket costly items to the tune of 73,000 dollars to include a high-end architectural shingle new roof in 2014, new hurricane resistant windows in 2014 with pre-fabricated hurricane panels with preinstalled bolts in the walls, a new Trane AC system in 2020 with cleaned up ducts, a new septic drainfield with pump station in 2021, a new water heater in 2019, a new well pump in 2025, which serves mainly the Irrigation, and new oxygenator for the septic system in 2018, NEW CARPETING INSTALLED THROUGHOUT, and new hurricane resistant Garage Door and interior completely painted with new blinds and shades in 2014 to name a few and the list goes on and on! Owners truly spared no expense! Sit back and enjoy the expensive views of the gorgeous and private lush outdoors through your massive enclosed lanai at the back of the property too! This one is definitely a must see. Seller is providing a one-year home warranty for the buyer at closing from American home shield! The garage is an oversized 2 c gar.

Built in 1977

Essential Information

MLS® #	TB8343218
Price	\$518,000
Sold Price	\$510,000
Sold Date	May 21st, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,262
Acres	0.62

Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	118 Laurel Tree Way
Area	Brandon
Subdivision	DOGWOOD HILLS UNIT 1
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-8030

Amenities

# of Garages	2
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Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Electric Water Heater, Ice Maker, Microwave, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1

Exterior

Exterior Features	Garden, Hurricane Shutters, Irrigation System, Lighting, Outdoor Kitchen, Private Mailbox, Rain Gutters, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	January 30th, 2025
Days on Market	229
Zoning	RSC-3

Listing Details

Listing Office	COLDWELL BANKER REALTY
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