

\$505,000 - 1413 Lithia Pinecrest Road, BRANDON

MLS® #TB8360299

\$505,000

3 Bedroom, 2.00 Bathroom, 1,768 sqft

Residential on 0.66 Acres

VAN SANT SUB, BRANDON, FL

ATTENTION FIRS BUYERS AND INVESTOR!

For those who dream of living and owning their own business on their property.

NO FLOOD ZONE. This property is an opportunity that won't be on the market for long, as there isn't another one like it right now. This isn't just a house with a large lot; it's more than that; it's a dual-purpose property. You can live in the house and use the dual lot for business personal use. Each building, both the house and the workshop, has its own electric meter. So you can live in the house and use the workshop, or get creative and turn it into a monthly income. Fence companies, landscaping contractors, carpenters, and roofers can use it as a warehouse and workspace for cutting and fabrication.

The property with no HOA or CDD dues, giving you the freedom to use it as you wish. This isn't ordinary land; it's rural land close to modern life, steps from supermarkets and the best restaurants. Located on one of the busiest streets, it will give your business greater visibility.

The spacious 3-bedroom, 2-bathroom home offers 1,870 square feet of living space, ROOF 2024, a fully renovated kitchen with quartz countertops and solid wood cabinetry, beautifully renovated with a center island where family and friends can enjoy great moments. New appliances, updated modern bathrooms with a very minimalist style, with touches of modernity, glamour, and



contemporary style, on a large corner lot of almost 1 acre. There are no close neighbors, no parking spaces, and no restrictions on parking your own boat, trailer, RV, or work vehicle.

This property offers a large backyard that offers ample space for a garden, outdoor kitchen, or even a pool for entertaining or relaxing, a kiosk, or even your own soccer field.

It includes a versatile shed for additional storage, a workshop, or hobby space. It also includes a block-frame office with electricity, which can be used as an office or converted into a separate room. It only needs to add a bathroom and can be converted into a source of rental income. Some important details of the home: freshly painted inside and out with a new roof, water-resistant luxury vinyl flooring, updated fixtures, a thermostat, lighting, and a grassy backyard with a new fence. The photos don't fully capture the beauty of living in this gem of Brandon. This is the perfect purchase for this year, The property has two separate electric meters, the one at the house is residential and the one at the workshop is commercial, whether you're a first-time buyer or an investor looking to make this a profitable monthly income. DON'T MISS THIS RARE OPPORTUNITY, SCHEDULE YOUR VISIT NOW.

Built in 1965

Essential Information

MLS® #	TB8360299
Price	\$505,000
Sold Price	\$508,000
Sold Date	June 23rd, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,768
Acres	0.66
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold

Community Information

Address	1413 Lithia Pinecrest Road
Area	Brandon
Subdivision	VAN SANT SUB
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-6719

Amenities

Parking	RV Parking, Ground Level
# of Garages	8
View	Garden

Interior

Interior Features	Crown Molding, Eating Space In Kitchen, High Ceilings
Appliances	Built-In Oven, Convection Oven, Cooktop, Dishwasher, Dryer, Exhaust Fan, Freezer
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Garden, Lighting
Lot Description	Landscaped, Corner Lot, In County, Oversized Lot, Tip Lot
Roof	Shingle
Foundation	Block

School Information

Elementary	Brooker-HB
Middle	Burns-HB
High	Bloomingdale-HB

Additional Information

Date Listed	March 13th, 2025
Days on Market	164
Zoning	ASC-1

Listing Details

Listing Office MY REALTY GROUP, LLC.

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Listing information last updated on October 28th, 2025 at 10:57am EDT