

# **\$899,900 - 148 Mossy River Court, BRANDON**

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MLS® #TB8371853

**\$899,900**

4 Bedroom, 3.00 Bathroom, 3,179 sqft

Residential on 0.29 Acres

SANCTUARY/JOHN MOORE ROAD,  
BRANDON, FL

New Incredible Price on this exquisite almost brand new, gently lived in home is located in the quaint gated community of Sanctuary at John Moore, with a super convenient location close to interstates, expressway, shopping, restaurants & all the wonderful amenities you will ever need. Quality built by Homes By WestBay with 4 beds, 3 baths, office & bonus room, tile roof, brick paved driveway, sidewalk, front & back porches and many fine luxury appointments throughout the home such as coffered ceilings, high baseboards, crown molding & 8ft interior doors. Step inside onto Luxury Vinyl Planked flooring that flows throughout the main living areas, office & bonus room with carpet in the bedrooms. The formal dining area with coffered ceiling & office with glass paneled french double doors are located near the front foyer entrance. Continue farther into the open concept floor plan & fall in love with the dreamy kitchen with plentiful soft close cabinetry, large center island with seating & additional cabinetry below, 5 burner gas cooktop with stainless hood, dishwasher, farm sink, wall oven & microwave, wine chiller, Samsung Smart refrigerator, pretty backsplash & elegant pendant lighting. The great room area features wood beamed ceiling accents with views to the sparkling saltwater pool/spa that is accessed via sliders that pocket open all the way expanding the inside of the home to the beautiful outdoor living space. The primary suite is privately located on one side of



the home & features a coffered ceiling, plenty of windows that capture the natural sunlight, an expansive walk in closet with designer built ins & an EnSuite Bath with large walk in shower, dual vanities, quality soft close cabinetry & a free standing soaking tub. Two of the secondary bedrooms are located off the kitchen with a 2nd full bath in between & the 3rd secondary bedroom is located off the great room dining area with the 3rd bath/pool bath with access to the outdoor living space. The bonus room is located at the back of home with many windows bringing in natural light & french door access to the outdoor living area. The outdoor living space features a covered under roof area with brick paved flooring, heated saltwater pool/spa with water features, a Zen style screen with planter as a backdrop & a large expanded screen enclosure overlooking the spacious backyard. The screen enclosure features motorized shades on all sides for additional privacy. The owners put over \$100,000 in upgrades since they purchased such as a whole house Generac Generator, all windows featuring Hunter Douglas motorized silhouette shades, reverse osmosis water system under the kitchen sink, water softener, all new lighting fixtures & fans, ring doorbell & security cameras, additional lush landscaping, whole house gutters & more. Don't let this one get away!! Make your appointment to see it today & Fall in Love!!

Built in 2023

### **Essential Information**

|            |                  |
|------------|------------------|
| MLS® #     | TB8371853        |
| Price      | \$899,900        |
| Sold Price | \$885,000        |
| Sold Date  | August 1st, 2025 |
| Bedrooms   | 4                |
| Bathrooms  | 3.00             |

|                |                         |
|----------------|-------------------------|
| Full Baths     | 3                       |
| Square Footage | 3,179                   |
| Acres          | 0.29                    |
| Year Built     | 2023                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Craftsman               |
| Status         | Sold                    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 148 Mossy River Court     |
| Area        | Brandon                   |
| Subdivision | SANCTUARY/JOHN MOORE ROAD |
| City        | BRANDON                   |
| County      | Hillsborough              |
| State       | FL                        |
| Zip Code    | 33511-8424                |

### Amenities

|              |                              |
|--------------|------------------------------|
| Amenities    | Gated                        |
| Parking      | Driveway, Garage Door Opener |
| # of Garages | 3                            |
| Has Pool     | Yes                          |

### Interior

|                   |                                                                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, Eating Space In Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments |
| Appliances        | Convection Oven, Cooktop, Dishwasher, Disposal, Kitchen Reverse Osmosis System, Microwave, Refrigerator, Tankless Water Heater, Water Softener, Wine Refrigerator                                                                                                |
| Heating           | Central, Electric                                                                                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                                                                                      |
| # of Stories      | 1                                                                                                                                                                                                                                                                |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | French Doors, Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors |
| Lot Description   | In County, Landscaped, Level, Sidewalk                                                               |

|            |      |
|------------|------|
| Roof       | Tile |
| Foundation | Slab |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Kingswood-HB   |
| Middle     | Rodgers-HB     |
| High       | Bloomington-HB |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 148              |
| Zoning         | PD               |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX REALTY UNLIMITED |
|----------------|-------------------------|

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