

\$824,900 - 111 Falling Water Drive, BRANDON

MLS® #TB8391153

\$824,900

4 Bedroom, 3.00 Bathroom, 3,639 sqft

Residential on 0.42 Acres

STONEWOOD SUB, BRANDON, FL

****SELLER OFFERING \$5,000 CREDIT
TOWARD INTEREST RATE BUYDOWN OR
PREPAIDS/CLOSING COSTS!!!!****

Welcome to this STUNNING 4 or 5 bedroom, 3 bath, 3 car garage home in the EXCLUSIVE and HIGHLY-DESIRED GATED community of Stonewood featuring 49 luxury estate homes. This home is nestled on an OVERSIZED LOT with NO CDD! Designer niches, columns, and arches throughout this beautiful home are sure to impress! This floorplan features a separate formal living room and dining room as well as french doors that lead into the private OFFICE space! This home features a split bedroom, open-concept layout with high ceilings and ample natural light. The striking gourmet kitchen with an island is every chef's dream featuring 42" solid maple wood cabinets, granite countertops, breakfast bar, stainless steel appliances including a GAS RANGE and a walk-in pantry with an additional pantry/storage space! In addition, you will enjoy the large eat-in space with views of the beautiful backyard & lanai. The kitchen seamlessly opens up to the large family room with sliders showcasing UNIQUE DESIGNER FINISHES! The expansive owner's suite is a true luxurious retreat, boasting a jetted garden tub with separate shower, dual vanities, and his/her walk-in closets. Step through your private entrance to the HUGE covered, screened, and paved lanai... an absolute entertainer's dream! The outdoor kitchen/bar is fully equipped with granite



countertops, Viking ceramic grill with side burner, refrigerator and ample seating. Enjoy the SOLAR-HEATED POOL, stay cool with patio misters, and soak in the essence of true Florida living...all from the comfort of your own backyard! Sip on fresh lemonade made from your very own lemon tree, or harvest ripe avocados straight from your personal avocado tree... paradise found right at home! Bedroom 2 has it's very own ensuite, large closet space, and a hidden 12"x12" sunken fireproof safe! perfect for an in-law or teenager suite! Upstairs you will come to the LARGE BONUS/THEATER ROOM/5TH BEDROOM including the pool table, air hockey table, sofa and end tables which convey with the home! Other highlights to this gorgeous home include a GENERAC WHOLE-HOUSE GENERATOR, Icynene spray foam insulation, tankless hot water heater, water softener, surround sound wired throughout, security system with outdoor cameras, and vinyl FENCED BACKYARD! Located just minutes from top-rated schools, shopping, dining, and entertainment. Conveniently located with easy access to US-301, I-75, and the Crosstown Expressway. This home is a MUST SEE... IT TRULY HAS IT ALL!!! Don't miss this rare opportunity in one of the area's most desirable communities!

Built in 2009

Essential Information

MLS® #	TB8391153
Price	\$824,900
Sold Price	\$820,000
Sold Date	August 28th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,639
Acres	0.42

Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	111 Falling Water Drive
Area	Brandon
Subdivision	STONEWOOD SUB
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-7859

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Coffered Ceiling(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, L Dining, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Wet Bar, Window Treatments
Appliances	Convection Oven, Dishwasher, Disposal, Dryer, Gas Water Heater, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Purifier, Water Softener
Heating	Central, Heat Pump
Cooling	Central Air, Zoned
# of Stories	2

Exterior

Exterior Features	Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Landscaped, Oversized Lot, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Date Listed	June 12th, 2025
Days on Market	108
Zoning	PD

Listing Details

Listing Office	DALTON WADE INC
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