

\$850,000 - 109 Butler Road, BRANDON

MLS® #TB8425309

\$850,000

4 Bedroom, 5.00 Bathroom, 4,095 sqft

Residential on 0.85 Acres

BUTLER ACRES, BRANDON, FL

A rare opportunity in Brandon! Tucked away on nearly an acre of land, this private and peaceful estate offers the freedom of no HOA, no CDD, and no deed restrictions—all in one of the area's most desirable locations. Behind the gated entrance, you'll discover a property that truly has it all: 3-car garage, oversized 20x21 shed, playground, chicken coop, heated pool, and endless room to live, play, and entertain. The home has been thoughtfully updated with big-ticket improvements including a new roof & A/C unit (2016), pool resurfaced with PebbleTec and travertine deck (2017), pool heater (2017), fence & gate (2017), and a brand-new septic drain field (2025). Step through the welcoming front porch into a soaring two-story foyer. The formal living and dining rooms set the stage for memorable gatherings, while the kitchen is a true entertainer's dream—featuring a large island, walk-in pantry, abundant cabinetry, and breakfast nook with sliders overlooking the pool. The family room invites relaxation with vaulted ceilings, a fireplace, and custom built-ins. A versatile downstairs bonus room with full bath and lanai access offers the perfect game room, media space, or in-law suite. You'll also love the oversized laundry room with plenty of storage. Upstairs, the private primary suite feels like a retreat with its massive custom walk-in closet and en-suite bath with dual sinks, makeup vanity, and walk-in shower. Three additional bedrooms are generously sized, including one



with its own en-suite”perfect for guests. A spacious upstairs loft provides the ideal flex space for a library, playroom, office, or second media room. Outside, your backyard oasis awaits! Enjoy a sparkling heated pool, oversized covered lanai pre-plumbed for your dream outdoor kitchen, and a huge yard with mature oak trees providing shade and privacy. Whether it’s hosting barbecues, raising chickens, or parking your boat or RV, this property offers unmatched flexibility and lifestyle. All this just minutes from shopping, dining, and the Brandon boat ramp. Space, privacy, and convenience”this is Florida living at its best.

Built in 1998

Essential Information

MLS® #	TB8425309
Price	\$850,000
Sold Price	\$840,000
Sold Date	October 20th, 2025
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,095
Acres	0.85
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	109 Butler Road
Area	Brandon
Subdivision	BUTLER ACRES
City	BRANDON
County	Hillsborough

State	FL
Zip Code	33511-7900

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	3
View	Garden, Pool, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, PrimaryBedroom Upstairs, Solid Wood Cabinets, Thermostat, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Electric Water Heater, Microwave, Refrigerator, Water Softener
Heating	Heat Pump
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2

Exterior

Exterior Features	Irrigation System, Private Mailbox, Sliding Doors
Lot Description	In County, Landscaped, Level, Oversized Lot, Pasture, Private
Roof	Shingle
Foundation	Slab

School Information

Elementary	Cimino-HB
Middle	Burns-HB
High	Bloomingtondale-HB

Additional Information

Date Listed	September 8th, 2025
Days on Market	24
Zoning	ASC-1

Listing Details

Listing Office	SIGNATURE REALTY ASSOCIATES
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