

T3429586 8440 RIDGEBROOK CIR, ODESSA, FL 33556



County: Hillsborough **Status:** Active
Subdiv: KEYSTONE CROSSINGS **List Price:** \$680,000
Beds: 4 **Year Built:** 1993
Baths: 3/0 **Special Sale:** None
Pool: Private **ADOM:** 1
Property Style: Single Family **CDOM:** 1
Residence
Lot Features: Corner Lot, Flood Insurance Required, Flood Zone, In County, Irregular Lot, Sidewalks, Street Paved
Total Acreage: 1/4 to less than **Pets:** Yes
1/2
Flood Zone Code:AE

Max Times per Yr:
Garage: Yes **Attch:** Yes **Spcs:** 3 **Carport:** No **Spcs:**
Garage/Parking Features: Driveway, Garage Door Opener, Workshop in Garage
New Construction: No **Proj Comp Date:**
LP/SqFt: \$279.03 **Heated Area:**2,437 SqFt / 226 SqM
Total Area: 3,194 SqFt / 297 SqM

Total Annual Assoc Fees:960.00
Average Monthly Fees:80.00

WELL MAINTAINED 4B/3B/3CG/POOL AND HEATED SPA MI HOME (BARBADOS ULTRA MODEL) IN GATED KEYSTONE MANORS SUBDIVISION AND NESTLED ON 1/3 ACRE CORNER LOT! UPDATED KITCHEN (\$40,000) WITH GRANITE COUNTER TOPS (ISLAND INCLUDED), STAINLESS STEEL APPLIANCES, AND SOLID WOOD MAPLE CABINETS! ALL THREE FULL BATHROOMS WERE UPDATED (\$36,000) WITH GRANITE COUNTER TOPS AND SOLID WOOD MAPLE CABINETS ALSO (MASTER BATHROOM BOASTS OF A \$3,000 BUBBLE TUB)! MOSTLY WOOD FLOORS THROUGH-OUT WITH CARPET IN MASTER BEDROOM AND FAMILY ROOM AND CERAMIC TILE IN THE KITCHEN. POOL RENOVATED TO INCLUDE PORPOISE MURALS INCORPORATED IN THE MARCITE AND PAVERS ADDED FOR THE POOL DECK (\$10,000)! CLOSET ORGANIZERS WERE INSTALLED IN BOTH EXTRA LARGE MASTER BEDROOM WALK-IN CLOSETS! SPACIOUS ATTIC STORAGE WITH PARTIAL FLOORING, PLANTATION SHUTTERS INSTALLED IN THE FR,DR AND MSTR BR (\$5,000), SEVEN CEILING FANS, TWO SEPARATE GARAGE DOOR OPENERS, RAIN GUTTERS, NEW WATER HEATER FEB 2023, NEW WATER SOFTENER MAY 2019, NEW POOL PUMP MOTOR 2021, SPA HEATER REPLACED, PICKET PVC DOG FENCE INSTALLED (\$2,000), LAWN IRRIGATION SYSTEM, INTERIOR TRIM AND BASEBOARDS PAINTED 2022, POND DOCK REBUILT 2017, IN-WALL PEST CONTROL TUBES SYSTEM AND MUCH MORE.... 30 YEAR ROOF INSTALLED 2012, A/C REPLACED IN 2012 WITH SEMI-ANNUAL MAINTENANCE SINCE THEN. THE FOLLWING IS ON PROPANE GAS: FIREPLACE, STOVE, WATER HEATER, SPA (NOT POOL) WITH AN EXTRA VALVE OUTSIDE FOR A GAS GRILL HOOKUP! THERE IS ALSO A SEPARATE PROPANE HOOKUP FOR GENERATOR WHICH IS ALSO IN PLACE (CURRENT GENERATOR DOES NOT CONVEY). 20 FEET OF POND FRONTAGE! NOTE: MAPLE CABINETS ARE A "WELLBORN FOREST MADISON MAPLE WITH GINGER STAIN". KEYSTONE MANORS OFFERS NO CDD AND LOW HOA FEES. COMMUNITY BOASTS OF A PLAYGROUND, TENNIS COURTS AND A PICNIC PAVILION! LOCATED NEAR CITRUS PARK SHOPPING MALL, ADDITIONAL SHOPPING STORES, RESTAURANTS, SCHOOLS, TAMPA BAY TRAIL, ED RADICE RECREATIONAL SPORTS COMPLEX AND THE LIBRARY! ONLY A SHORT DRIVE TO THE BEAUTIFUL GULF OF MEXICO BEACHES, VETERANS EXPRESSWAY AND TAMPA INTERNATIONAL AIRPORT!

Land, Site, and Tax Information

SE/TP/RG: 35-27-17 **Zoning:** PD **Block/Parcel:** 6
Subdivision #: **Future Land Use:** **Book/Page:** 60-48
Tax ID: [U-35-27-17-02Y-000006-00001.0](#) **Zoning Comp:** Yes **Front Exposure:** West
Taxes: \$4,321 **Tax Year:** 2022 **Lot #:** 1
Homestead: Yes **CDD:** No **Annual CDD Fee:** **Other Exemptions:**
AG Exemption YN: **Mill Rate:**
Legal Desc: KEYSTONE CROSSINGS LOT 1 BLOCK 6
Ownership: Fee Simple **Complex/Comm Name:**
Bldg Name/#: **Flood Zone Date:** 08/28/2008
Total # of Floors: **Floor #:** **Planned Unit Dev:** Yes
Land Lease Fee: **Census Block:** **Census Tract:** 115.18
Lot Dimensions: 120X120 **Total Units:** **Fannie Mae Sec:**
Water Frontage:Yes-Pond **Lot Size Acres:** 0.33 **Lot Size:** 14,400 SqFt /
Water Access: Yes-Pond **Waterfront Ft:** 0 **Water Extras:** Yes-Dock - Wood
Water View: Yes-Pond

Interior Information

A/C: Central Air **Heated Area & Source:**2,437 Public Records
Heat/Fuel: Central **Total Area & Source:** 3,194 Public Records
Beds & Baths:4 Bedrooms, 3 Full baths and 0 Half baths **Fireplace:** Yes-Family Room, Gas
Floors in Unit/Home: One **Furnishings:**

Utilities: Cable Connected, Propane, Sewer Connected, Street Lights, Water Connected
Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), In Wall Pest System, Kitchen/Family Room Combo, Master Bedroom Main Floor, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances Incl: Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener
Floor Covering: Carpet, Ceramic Tile, Wood
Additional Rooms: Breakfast Room Separate, Family Room, Formal Dining Room Separate, Formal Living Room Separate, Inside Utility
Accessibility Features:
Window Features: Aluminum Frames, Shutters, Window Treatments
Laundry Features: Inside, Laundry Room
Security Feat: Gated Community, Smoke Detector(s)

of Wells:

**# of Septics:
Features**

Room Type	Level	Approx Dim	Flooring
Living Room	First	15x10	Wood
Dining Room	First	12x11	Wood
Family Room	First	17x16	Carpet
Kitchen	First	13x12	Ceramic Tile
Master Bedroom	First	15x13	Carpet
Bedroom 2	First	14x10	Wood
Bedroom 3	First	11x11	Wood
Bedroom 4	First	10x10	Wood
Dinette	First	7x7	Wood

Exterior Information

Ext Construction: Block, Stucco
Roof: Shingle
Foundation: Slab
Property Description:
Ext Features: Irrigation System, Rain Gutters, Sidewalk, Sliding Doors
Pool: Private
Pool Features: Gunite/Concrete, In Ground, Salt Water, Screen Enclosure
View: Water
Horse Amenities:
Road Surface Type: Asphalt
Road Responsibility: Public Maintained Road

Garage Dim: No
Property Attached:
Architectural Style: Contemporary

Pool Dimensions:
Spa: Yes-Heated, In Ground
Vegetation:
Trees/Landscaped

Fencing: Vinyl

Community Information

Community Features: Association Recreation - Owned, Deed Restrictions, Gated Community, Park, Playground, Tennis Courts, Waterfront
Fee Includes: Common Area Taxes
HOA / Comm Assn: Yes **HOA Fee** **HOA Fee:** \$80 **HOA Pmt Sched:** Monthly
Requirement: Required
Mo Maint\$(add HOA):
Master Assn/Name:No **Master Assn Fee:** **Master Assn Ph:**
Condo Fee: **Other Fee:** **Housing for Older Per:** No
Pet Size: **# of Pets:** 2
Max Pet Wt: **Pet Restrictions:** Seller is unaware of any pet restrictions.
Elementary School: [Hammond Elementary School](#) **Middle School:** [Sergeant Smith Middle-HB](#) **High School:** [Sickles-HB](#)
Association Approval Required: No **Years of Ownership Prior to Leasing Required:** Yes
Lease Restrictions: Yes **Number of Ownership Years Prior to Lease:** 1
Additional Lease Restrictions: Seller is only aware of a 6 month minimum ownership prior to leasing with a 6 month minimum lease period. Please verify via the management company.

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