

T3430668 9732 FREDERICKSBURG RD, TAMPA, FL 33635

County: Hillsborough **Status:** Active
Subdiv: MEADOW BROOK UNIT 4A **List Price:** \$500,000
 PH 2
Beds: 3 **Year Built:** 1993
Baths: 2/1 **Special Sale:** None
Pool: Community **ADOM:** 0
Property Style: Single Family **CDOM:** 0
 Residence
Lot Features: In County, Irregular Lot
Total Acreage: 1/4 to less than 1/2 **Pets:** Yes
Flood Zone Code: X

Max Times per Yr:
Garage: Yes **Attch:** Yes **Spcs:** 2 **Carport:** No **Spcs:**
Garage/Parking Features: Driveway, Garage Door Opener, Ground Level
New Construction: No **Proj Comp Date:**
LP/SqFt: \$294.12 **Heated Area:** 1,700 SqFt / 158 SqM
Total Area: 2,213 SqFt / 206 SqM
Total Annual Assoc Fees: 744.00
Average Monthly Fees: 62.00

LARGE CONSERVATION APPROXIMATELY 1/3 ACRE LOT!!! SEE DEER AND ENJOY YOUR PRIVACY YET BE CLOSE TO SCHOOLS AND COMMUNITY POOL! NEW ROOF IN 2016 (LIFETIME WARRANTY), NEW A/C IN 2022, NEW WATER HEATER 2021, RECENTLY REMODELED KITCHEN AND ALL THREE BATHROOMS TO INCLUDE TILE, CABINETS, GRANITE COUNTER TOPS, FIXTURES AND KITCHEN APPLIANCES, UPDATED CARPET AND VINYL PLANK FLOORING, IRRIGATION SYSTEM, PLUS MUCH MORE.... HOME IS IN MINT CONDITION AND MOVE IN READY! ORIGINAL OWNER! CHARLESTON CORNERS IS A MASTER PLANNED COMMUNITY WHICH BOASTS OF SUCH AMENITIES AS COMMUNITY POOL AND CLUBHOUSE, COMMUNITY PLAYGROUND, PONDS WITH BENCHES, MILES OF SIDEWALKS, NO C.D.D. FEES AND CLOSE PROXIMITY TO THE Y.M.C.A., UPPER TAMPABAY TRAIL, WESTCHASE TOWN CENTER, COUNTRYWAY GOLF COURSE, DOGGIE PARK, TOP RATED SCHOOLS, MATH AND SCIENCE ACADEMY, THE TAMPA INTERNATIONAL AIRPORT, GROCERY STORES AND RETAIL SHOPPING MALLS, POPULAR RESTAURANTS, UPPER TAMPABAY LIBRARY AND PARK, THE VETERANS EXPRESSWAY AND THE BEAUTIFUL GULF BEACHES!

Land, Site, and Tax Information

SE/TP/RG: 22-28-17 **Zoning:** PD **Block/Parcel:** 2
Subdivision #: **Future Land Use:** **Book/Page:** 72-15
Tax ID: [U-22-28-17-07M-000002-00025.0](#) **Zoning Comp:** Yes **Front Exposure:** North
Taxes: \$2,367 **Tax Year:** 2022 **Lot #:** 25
Homestead: Yes **CDD:** No **Annual CDD Fee:** **Other Exemptions:** No
AG Exemption YN: **Mill Rate:**
Legal Desc: MEADOW BROOK UNIT 4A PHASE 2 LOT 25 BLOCK 2
Ownership: Fee Simple **Complex/Comm Name:**
Bldg Name/#: **Flood Zone Date:** 02/24/2023
Total # of Floors: 2 **Floor #:** **Planned Unit Dev:** Yes
Land Lease Fee: **Census Block:** **Census Tract:**
Lot Dimensions: 80x162 **Total Units:** **Fannie Mae Sec:**
Lot Size Acres: 0.30 **Lot Size:** 12,960 SqFt / 1,204 SqM

Interior Information

A/C: Central Air **Heated Area & Source:** 1,700 Public Records
Heat/Fuel: Central **Total Area & Source:** 2,213 Public Records
Beds & Baths: 3 Bedrooms, 2 Full baths and 1 Half baths **Fireplace:** No
Floors in Unit/Home: Two **Furnishings:**
Utilities: Cable Available, Sewer Connected, Water Connected
Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Master Bedroom Main Floor, Solid Surface Counters, Stone Counters, Window Treatments
Appliances Incl: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Floor Covering: Carpet, Ceramic Tile, Vinyl
Additional Rooms: Attic, Great Room, Inside Utility, Loft
Accessibility Features:
Window Features: Aluminum Frames
Laundry Features: Inside, Laundry Closet
Security Feat: Security System

of Wells: **# of Septics:**

Room Type	Level	Approx Dim	Flooring	Features
Loft	Second	13x12	Carpet	
Master Bedroom	First	15x12	Carpet	

Bedroom 2	Second	11x10	Carpet
Bathroom 3	Second	13x10	Carpet
Kitchen	First	15x10	Vinyl
Dining Room	First	10x9	Vinyl
Living Room	First	20x15	Vinyl

Exterior Information

Ext Construction: Block, Wood Frame

Roof: Shingle

Foundation: Slab

Property Description:

Ext Features: Irrigation System, Sidewalk, Sliding Doors

Pool: Community

Pool Features: In Ground

View: Trees/Woods

Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road

Garage Dim:

Property Attached:

Architectural Style: Contemporary

Pool Dimensions:

Spa:

Vegetation: Oak Trees, Trees/Landscaped

Community Information

Community Features: Clubhouse, Deed Restrictions, Playground, Pool, Tennis Courts

Fee Includes: Common Area Taxes, Community Pool, Manager, Pool Maintenance

HOA / Comm Assn: Yes

HOA Fee

Requirement: Required

HOA Fee: \$186

HOA Pmt Sched: Quarterly

Mo Maint\$(add HOA):

Master Assn/Name: No

Condo Fee:

Max Pet Wt:

Elementary School: [Lowry-HB](#)

Association Approval Required: No

Lease Restrictions: No

Additional Lease Restrictions: Seller is unaware of any lease restrictions

Master Assn Fee:

Other Fee:

Pet Restrictions: Seller is unaware of any pet restrictions

Middle School: [Farnell-HB](#)

Master Assn Ph:

Housing for Older Per: No

High School: [Alonso-HB](#)

Years of Ownership Prior to Leasing Required: No

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