

14868 SUMMER BRANCH DRIVE LITHIA FL 33547

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\$569,900



Move-in ready and built for the way families actually live. This 2024 Homes by WestBay Pelican — 5 bedrooms, 3 full baths, 3,442 sq ft — is barely a year old with every upgrade already done. No construction wait. No builder delays. Just walk in and start living. The main level flows effortlessly from the [...]

- 5 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3442 sq ft



Courtesy of

Listing Office: COMPASS FLORIDA LLC

Status: Active

Office ID: MFR260033445

MLS ID: MFRTB8502782



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://arnold-novak-photography.aryeo.com/sites/eppqqaow/unbranded>

Basics

Bathrooms Full: 3

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 0 half baths

Area, sq ft: 3442 sq ft

Year built: 2024

ListOfficeName: COMPASS FLORIDA LLC

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 6120 sq ft

SubdivisionName: HINTON HAWKSTONE PH 2A & 2B2

GarageSpaces: 2

Location Details

Township: 31

Road Responsibility: Public Maintained Road

Middle Or Junior School: Barrington Middle

Road Surface Type: Asphalt

Elementary School: Pinecrest-HB

High School: Newsome-HB

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, In Wall Pest System, Open Floorplan, Other, Stone Counters, Walk-In Closet(s)

Flooring: Carpet, Luxury Vinyl, Tile

Patio And Porch Features: Covered, Front Porch, Rear Porch

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Private Yard, Sliding Doors, Sprinkler Metered

Window Features: Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Other, Range, Refrigerator, Washer

Laundry Features: Gas Dryer Hookup, Inside, Laundry Room

Parking Features: Deeded, Driveway

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Other, Sewer Connected, Sprinkler Meter, Water Connected

Sewer: Public Sewer

Heating: Central, Electric

Lot Features: Landscaped, Sidewalk

Property Details

Subdivision Name: HINTON HAWKSTONE PH 2A & 2B2

Levels: Two

Builder Name: Homes by WestBay

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: U-08-31-21-DOQ-000028-00011.0

Direction Faces: Southeast

Builder Model: Pelican

Construction Materials: Block, Stone, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 35

Association Amenities: Clubhouse, Park, Recreation Facilities, Tennis Court(s)

Community Features: Clubhouse, Dog Park, Park, Playground, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 2762

Tax Lot: 11

Tax Annual Amount: \$11,559

Tax Legal Description: HINTON HAWKSTONE PHASES 2A AND 2B2 LOT 11 BLOCK 28

Green Building Info

Green Energy Efficient: Windows

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	12x16	First	16	12
Living Room	20x20	First	20	20
Dining Room	12x11	First	11	12
Bedroom 1	12x11	First	11	12
Foyer	6x20	First	20	6
Bedroom 2	12x16	Second	16	12
Bedroom 3	13x18	Second	18	13
Bedroom 4	12x14	Second	14	12
Loft	14x18	Second	18	14
Primary Bedroom	15x20	Second	20	15
Primary Bathroom	11x11	Second	11	11
Laundry	8x13	Second	13	8

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Dog Park, Park, Playground, Pool, Sidewalks, Street Lights

ExteriorFeatures: Lighting, Private Yard, Sliding Doors, Sprinkler Metered

Features: Ceiling Fans(s), High Ceilings, In Wall Pest System, Open Floorplan, Other, Stone Counters, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Other, Sewer Connected, Sprinkler Meter, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Other, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stone, Stucco

Parking: Deeded, Driveway

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment, Private Yard

Occupant Type: Owner

Showing Requirements: Supra Lock Box, Lock Box Electronic, ShowingTime



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