

# 14868 SUMMER BRANCH DRIVE LITHIA FL 33547

<https://candiscarmichael.com>



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](mailto:RealtorCandis@gmail.com)



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## Description

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

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## 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

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## 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

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## 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

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## 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

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## 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

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## 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

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## Green Building Info

**Green Energy Efficient:** Windows

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## 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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stone, Stucco

**Parking:** Deeded, Driveway

**Heating:** Central, Electric

**Roof:** Shingle

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## 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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