PROPERTY FEATURE SHEET

# 3021 Keysville Dr

*Lithia, Florida 33547*

## CONSTRUCTION & SYSTEMS

- **Construction:** Manufactured double-wide (2017 ScotBilt); RP decal
- **Year Built:** 2017
- **Heated Living Area:** 1,560 sq ft (public records)
- **Lot:** 0.79 acre (150' × 224') per public records; AS-1 zoning
- **Flood Zone:** FEMA Zone X per FIRM panel 12057C0555H (eff. 8/28/2008); Zone A area nearby to the west, buyer to verify
- **Exterior:** Vinyl siding with skirting; storm door at front entry
- **Roof:** Standing seam metal
- **HUD Data Plate:** ScotBilt Legend Express, 28′ × 64′
- **HUD Labels:** GEO1532616 / GEO1532617
- **HVAC:** (2017) ICP 3-ton central A/C, R-410A; air handler with 10 kW electric heat
- **Electrical:** Square D 200-amp panel
- **Water Heater:** (2017)
- **Water & Sewer:** Private well & septic
- **Parking:** Rock driveway with rear parking pad
- **Laundry:** Interior room; W/D hookups; pantry
- **Foundation:** Crawl space (per seller)
- **FL Install Label:** #43568

## INTERIOR FINISHES

- **Floor Plan:** Single story; 4 bed / 2 bath
- **Flooring:** Laminate throughout
- **Ceilings:** Textured ceilings; crown molding
- **Lighting:** Dining chandelier; island pendants; living room ceiling fan
- **Window Treatments:** 2" faux wood blinds throughout

## KITCHEN

**Appliances:** Electric range · Side-by-side refrigerator · Dishwasher

Center island with pendant lighting · Wood cabinetry · Formica counters · Reverse-osmosis drinking water at the sink · Open to the dining area

## LIVING & DINING

- **Living Room:** Ceiling fan; open to kitchen and dining
- **Dining:** Dining area with chandelier, open to the kitchen

## BEDROOMS & BATHS

**Primary Suite:** Walk-in closet; en suite bath

**Primary Bathroom:** Garden tub, separate shower, single vanity with dual sinks, built-in linen cabinet

**Guest Bedrooms (3):** Bedroom 2 with standard closet; Bedrooms 3 and 4 with walk-in closets

**Guest Bathroom:** Single-sink vanity with tub/shower combo

## OUTDOOR & PROPERTY

- **Pool:** N/A — no pool
- **Outbuilding:** One wooden building with metal roof, roll-up door, windows and covered front porch
- **Animal Pen:** Covered chicken/animal pen
- **Driveway:** Rock driveway and rear parking pad
- **Waterfront:** N/A
- **Landscaping:** Mature oaks; palm; open yard
- **Irrigation:** None observed

**Melissa Connell** SRS · MRP · PSA · RENE | Founder | Broker
(813) 478-3180 · melissa@palmandpinerealtygroup.com · palmandpinerealtygroup.com
Lic. #BK3072450
**Palm & Pine Realty Group**

*Information deemed reliable but not guaranteed.*
*Buyer to verify all information.*

# KEYSVILLE ESTATES – LITHIA

*Community Information*

**SPECIAL ASSESSMENTS**

- No HOA or CDD known; buyer to verify
- 2026 taxes $5,184.65 (no homestead), incl. $563.32 non-ad valorem (stormwater, solid waste)

## EASEMENTS & RESTRICTIONS

- No HOA known — no association dues
- Subject to a 20-ft road right-of-way in the east portion of the lot providing access to the rear parcel; buyer to verify
- Plat restricted drainage area lies on the south portion of Lot 4, beyond this parcel per plat; buyer to verify by survey
- AS-1 zoning, unincorporated Hillsborough County — buyer to verify permitted uses

## AMENITIES

- Country setting beneath mature oaks
- Wooden outbuilding with roll-up door and covered front porch, plus a covered chicken/animal pen
- Rock driveway with rear parking pad
- Keysville Park nearby — pavilion, playground and community building

# THE HOME

*3021 Keysville Dr — Property Details*

## INCLUDED WITH THE HOME

- Range, side-by-side refrigerator and dishwasher
- Reverse-osmosis drinking water system
- 2" faux wood blinds, ceiling fan and light fixtures

## UTILITY PROVIDERS

Private well & septic — water, sewer
TECO electric; trash and internet — buyer to verify providers

**Melissa Connell** SRS · MRP · PSA · RENE | Founder | Broker
(813) 478-3180 · melissa@palmandpinerealtygroup.com · palmandpinerealtygroup.com
Lic. #BK3072450
**Palm & Pine Realty Group**

*Information deemed reliable but not guaranteed.*
*Buyer to verify all information.*