PROPERTY FEATURE SHEET

7216 Tumbleton Ct

Dover, Florida 33527

CONSTRUCTION & SYSTEMS

- **Construction:** State-approved modular; stem wall
- **Year Built:** 2008
- **Heated Living Area:** 3,992 sq ft; 6,434 total (public records)
- **Lot:** 2.14 acres per public records; level
- **Flood Zone:** FEMA Zone X (minimal flood hazard)
- **Exterior:** Hardie siding, soffit & fascia (2026); stone accents
- **Exterior Paint:** (2026)
- **Roof:** (2020) 5V metal overlay; permitted
- **HVAC:** (2025) 2 new Franklin heat pumps; UV; ducts sealed
- **Electrical:** (2008) Square D 200-amp; 100-amp upstairs sub
- **Plumbing:** CPVC; A.O. Smith 45-gal water heater (2026)
- **Windows:** (2008) Original aluminum double-pane
- **Garage:** 2-car side entry, ~900 sq ft; 12' + 6' doors
- **Laundry:** Interior room; utility sink; W/D convey

INTERIOR FINISHES

- **Floor Plan:** Two-story; 4 bed / 2 bath on main level
- **Flooring:** (2008) Hardwood; tile baths; carpet upstairs
- **Ceilings:** Vaulted with wood beams; 9-ft typical
- **Interior Paint:** (2026)
- **Built-Ins:** Stone propane fireplace; crown molding
- **Lighting:** Recessed lighting; perimeter flood lights (2026)
- **Window Treatments:** Blinds convey; drapes excluded

KITCHEN

Appliances: Whirlpool stainless dual refrigerators (2026) · KitchenAid wall oven & microwave · KitchenAid island cooktop · GE dishwasher · GE trash compactor (2026)

Granite counters · Wood cabinetry with pull-outs · Granite backsplash trim · Island with 4-burner cooktop and breakfast bar · Second prep sink · Closet pantry · Reverse-osmosis water at the sink

LIVING & DINING

- **Great Room:** Living room with stone fireplace; dining room
- **Office / Flex:** Upstairs bonus/game room with built-in bar

BEDROOMS & BATHS

Primary Suite: Oversized 17'8" × 26'8" suite with wood beam, dual ceiling fans, and walk-in closet

Primary Bathroom: Walk-in glass shower, freestanding tub, two sinks, tile floor

Guest Bedrooms (3): Reach-in closets; hardwood and engineered hardwood

Guest Bathroom: Hall bath with tub/shower combo, granite vanity, tile floor

POOL & OUTDOOR LIVING

- **Pool:** N/A — no pool
- **Pool Features:** N/A
- **Pool Deck:** N/A
- **Spa:** N/A
- **Outdoor Living:** ~1,030 sq ft covered rear patio with bar & sink; 64' cedar front porch
- **Waterfront:** N/A
- **Landscaping:** New plantings & rock (2026); mature oaks
- **Irrigation:** None

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

M & E ACRES – DOVER

Community Information

SPECIAL ASSESSMENTS

- No HOA or CDD; none reported by seller
- 2025 taxes $4,808.45 with homestead, incl. $643.10 non-ad valorem (stormwater, solid waste)

ASSOCIATION DUES

- No HOA — no association dues
- Private road (Tumbleton Ct) — plat splits upkeep among the lots it serves
- Plat access & utility easement (Parcel B) on the lot serving the adjoining lot; 10-ft TECO easement on north line
- No deed restrictions reported by seller; AS-1 zoning, unincorporated Hillsborough County — buyer to verify permitted uses

AMENITIES

- Private country setting on a quiet private road
- Level, open acreage with mature oaks
- Four-space parking pad plus oversized side-entry garage
- Garage storage loft, plus upstairs storage room off the bonus room
- Verizon fiber internet at the home
- Minutes to I-4 via McIntosh Rd (Exit 14)

THE HOME

7216 Tumbleton Ct — Property Details

INCLUDED WITH THE HOME

- Dual refrigerators, wall oven, microwave, cooktop, dishwasher, trash compactor
- Washer and dryer; water softener, iron filter, and reverse-osmosis system
- Blinds, ceiling fans, light fixtures, TV wall mounts, mounted mirrors
- Owned propane tank, outdoor bar sink, propane fire table, garage remote

UTILITY PROVIDERS

Private well & conventional septic — water, sewer; Hillsborough County — trash
TECO — electric; propane — fireplace (owned 120-gal tank)
Internet — Verizon fiber; Spectrum and Frontier also serve the area

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