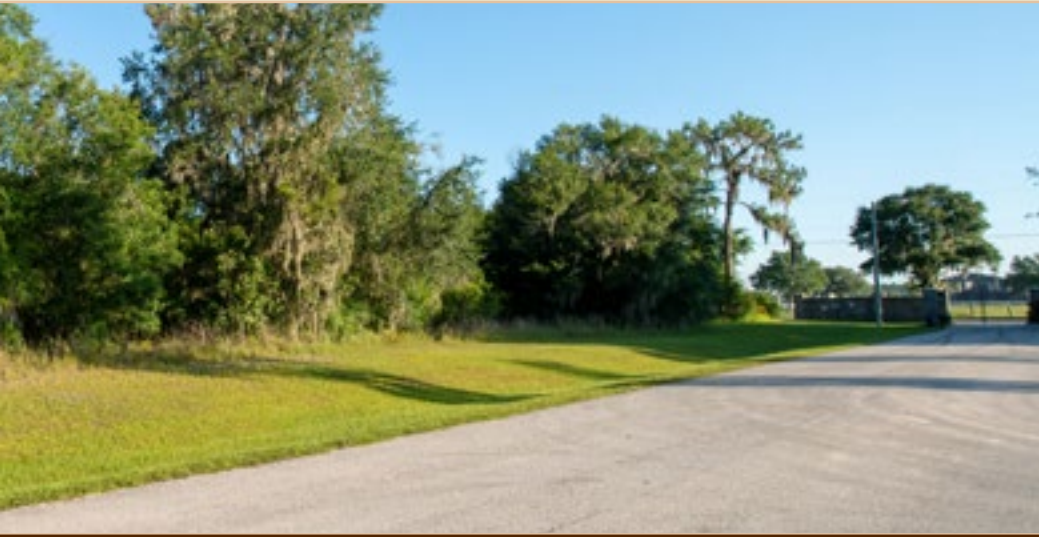


# Fischbach Land Company



Fischbach Land Company  
510 Vonderburg Dr., Suite 302  
Brandon, FL 33511  
**813-540-1000**

***Doe Creek Reserve 5 Acres, Lithia, FL***  
***Prestigious Deed Restricted Gated Community!***  
[FischbachLandCompany.com/DoeCreek5](http://FischbachLandCompany.com/DoeCreek5)

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Beautiful grandfather oak hammocks drape this stunning 5-acre lot in the prestigious Doe Creek community. This highly-sought-after area features top-rated schools, thousands of acres of nearby conservation land, and breathtaking country views just minutes from the conveniences and amenities of town. Doe Creek is a gated community with unique custom homes, each tucked onto their own 5-acre haven. Deed restrictions require a minimum 3,000 SF and 3-car garage, which entices even the most discerning buyers. This lot comes with a \$25,000 builder credit when built by Jeffrey Homes. Come take a look at the spectacular oak hammock and old Florida charm on one of the few remaining lots in this impressive and admired community!

**Property Type:** Acreage homesite, vacant land

**County:** Hillsborough

**Sale Price:** \$335,000

**Builder Credit:** \$25,000 builder credit when you build with Jeffrey Homes

**Acres:** 5 +/- acres

**Lot Dimensions:** 481' x 450'

**Property Address:** 11705 Doe Creek Drive, Lithia, FL 33547

**Nearest Intersection:** Doe Creek Drive and Browning Road

**Road Frontage:**

- 482 +/- feet on Browning Road
- 447 +/- feet on Doe Creek Drive

**Utilities:** Water well and sewer required; electric by TECO

**Internet By:** Frontier

**Fencing:** White PVC fencing along Browning Road

**Soil Types:** Myakka, St. Johns, and Smyrna Fine Sands

**Zoning:** AR (1 home per 5 acres)

**Future Land Use:** AR

**Platted:** Yes

**Property Uses:** Acreage homesite

**S-T-R:** 35-30-21

**Folio/PIN:** 088444-5502

**Property Taxes:** \$4,479.50

**HOA:** Homeowners Association in place

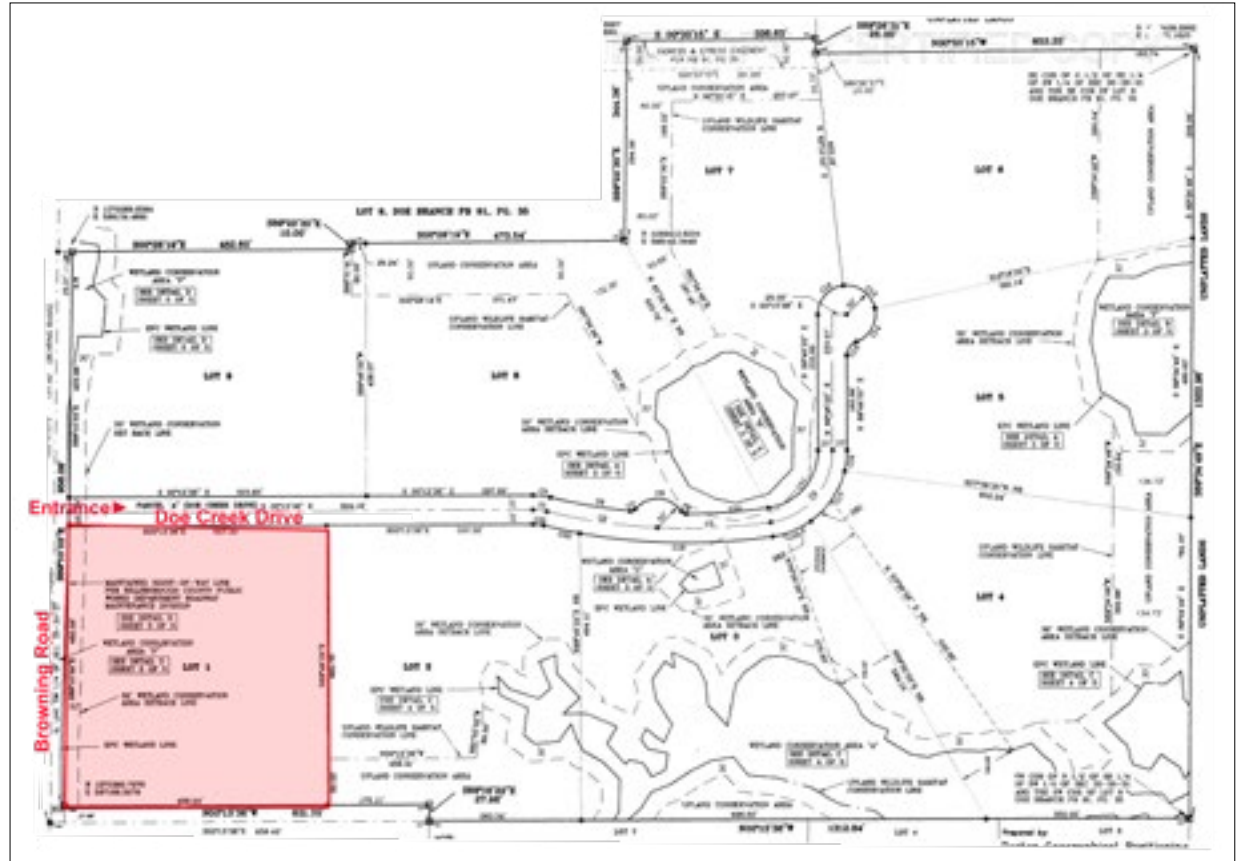
**Deed Restrictions:** A minimum 3,000 SF home with 3- car garage is required

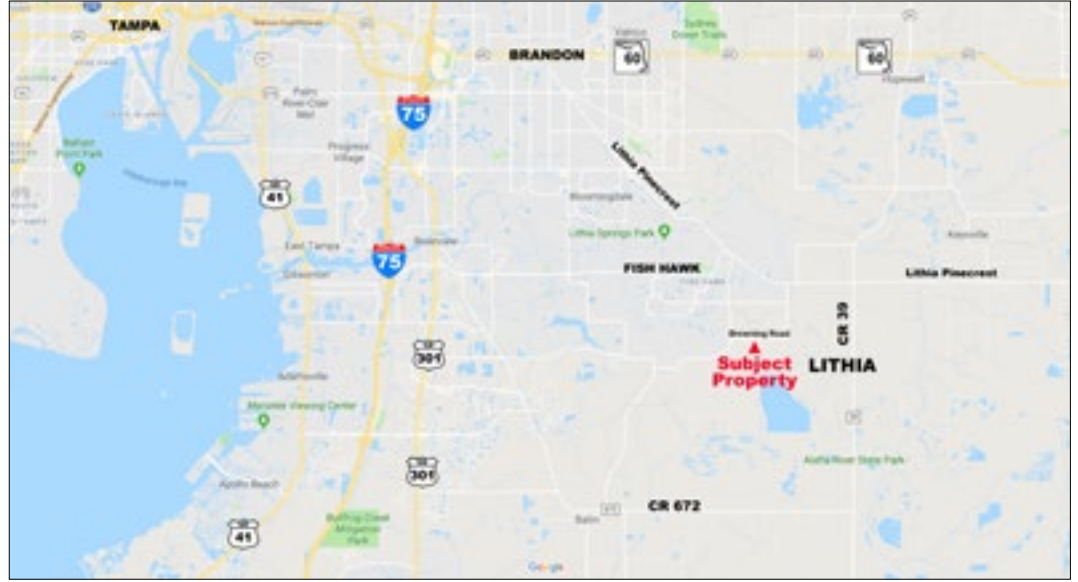


***Deed Restricted Gated Community!  
Old Florida Grandfather Oak Hammocks  
One of Few Remaining Homesites in this  
Prestigious Community***

**Shown by Appointment**

*Plat  
Doe Creek Reserve, a 9-Lot Community*





**Assigned Schools:**

- Pinecrest Elementary School
- Barrington Middle School
- Newsome High School

**Directions to Property:**

- From Lithia Pinecrest Road, go south on Browning Road (1.9 mi)
- Turn left onto Doe Creek Drive
- 11705 Doe Creek Drive is the first lot on your right

**Property is gated, appointment required to go behind the gate.**

**Call 813-540-1000**  
for your appointment today!

***Centrally Located!***

***Minutes to I-75, US 301, SR 60,  
Plant City, Brandon, Tampa,  
State Parks, and Conservation Lands***

***City Conveniences and Amenities  
Dining, Shopping, Entertainment, and Healthcare***