

Fischbach **Land Company**



Fischbach Land Company
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Browning Road Chito Branch Estate Homesite, Lithia, Florida
4 +/- Acres, Adjoins Chito Branch Reserve, Adjacent Parcel Available!

FischbachLandCompany.com/ChitoHomesite

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Combine all the conveniences of the Fishhawk area with the magnificent country sunsets and you'll find this picturesque homesite. Escape the hustle and bustle in this quiet, country setting and envision your dream home on your own slice of paradise. This parcel offers just enough room for your outdoor aspirations with access to thousands of acres of conservation land just steps from your front door. Directly across the street is Chito Branch Reserve, which is a quiet oasis in a fast-paced world and includes 6 miles of multi-use trails. If you're looking for fresh air, breathtaking views and room to roam with all the conveniences of town – look no further!

Property Type: Acreage Homesite, Vacant Land
County: Hillsborough
Sale Price: \$189,000
Acreage: 4 +/- acres
Property Address: Browning Road, Lithia FL 33547
Nearest Intersection: Browning Road and Lithia Towne Road
Frontage: 200 +/- feet on Browning Road
Soil Types: Myakka, Zolfo, and Smyrna Fine Sands
Grass Types: Bahia mix
Fencing: Barbed wire
Utilities: Water well required, septic required
Electric: TECO
Zoning: AR
Future Land Use: AR
Property Uses: Acreage homesite
S-T-R: 35-30-21
Folio/PIN: 088441-0000
Property Taxes: Currently Greenbelt (Estimated Taxes \$2,150)
Additional Parcel Available: Yes, north parcel, please inquire

Beautiful 4-Acre Homesite Tree-Lined South Boundary!

*Right Outside Your Door is Chito Branch Reserve
with Trails, Nature, and Abundant Wildlife!*





***Adjacent to
Chito Branch Reserve!
6 miles of Multi-use Trails,
Breath Taking Views,
Nature, and Wildlife!***

Directions to Property From Lithia Pinecrest Rd:

- Go south on Browning Road (1.2 miles)
- Arrive at destination on the right

Assigned Schools:

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

*Enjoy the Peace and
Quiet of the Country
While Centrally Located!*

*Easy Access to
I-75, SR 60, CR 39,
Brandon and Tampa*

