

Fischbach
Land Company

12725 Mannhurst Oak Lane
Lithia, FL

*Spectacular Estate with a Perfect Blend
of Luxury and Tranquility*



12725 Mannhurst Oak Lake

Spectacular Estate with a Perfect Blend of Luxury and Tranquility

The grounds of this 5.67 +/- acre parcel are beautifully landscaped, gated, and just walking distance to Alafia River State Park. Upgrades are found throughout the 4 bedroom, 3.5 bath home, such as gourmet kitchen with island, GE stainless steel Profile appliances, granite counter tops, and crown molding. Gorgeous Brazilian cherry floors, 2-story family room with balcony, theater room, wine cellar, 8-foot doors, magnificent porches, wood shutters, double-sided gas fireplace make this a premier home. The property also includes a 36x48' 3-stall barn with a great workshop and is perfect for your critters! This is a true lifestyle property and a unique opportunity!

Total Acreage: 5.67 +/- acres

Sale Price: \$725,000

Nearest Intersection: South CR 39 and Jameson Road

Property Address: 12725 Mannhurst Oak Lane, Lithia, Florida 33547

County: Hillsborough County

Road Frontage: Accessed by Mannhurst Oak Lane from Jameson Road

Water: Well

Sewer: Septic

Schools:

- Pinecrest Elementary School
- Turkey Creek Middle School
- Durant High School

Current Zoning: AR-Agricultural

Future Land Use: AR

S.T.R.: 6-31-22

Folio #: 094132.1556

Driving Directions:

- From Lithia Pinecrest Road, travel 2.7 miles and turn South on CR 39
- Turn Left onto Jameson Road at 0.3 miles
- The property is at the end of Mannhurst Oak Lane, which is gated

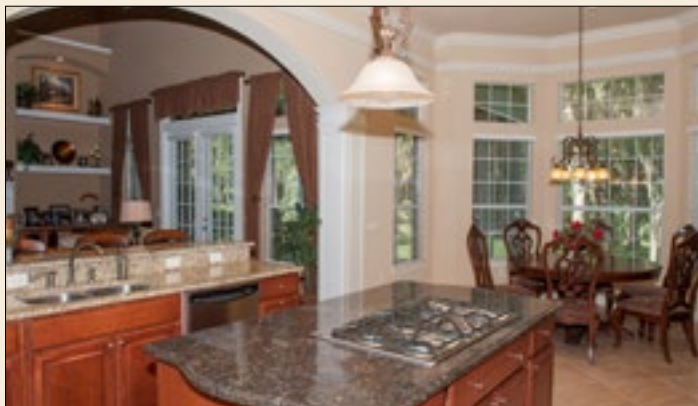
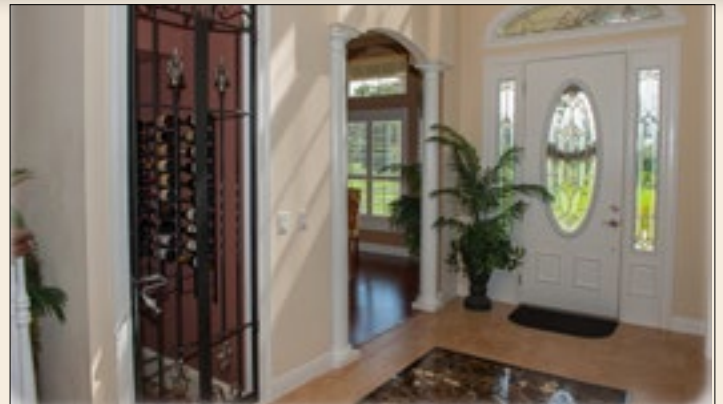


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4 BR, 3.5 BA, gourmet kitchen, granite tops, crown molding, Brazilian cherry floors, theater room, wine cellar double-sided fireplace, and much more!



Nice Large Homesite!
Ideally located near Alafia River State Park
Property Offers Luxury Living

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4 BR, 3.5 BA, gourmet kitchen, granite tops, crown molding, Brazilian cherry floors, theater room, wine cellar double-sided fireplace, and much more!



3-stall barn, great workshop, 36x48 +/- feet.

***Magnificent Estate Home • Luxury Upgrades
Nice Large Homesite with Gorgeous Grounds • 3-Stall Barn***

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