

# Fischbach Land Company



Fischbach Land Company  
510 Vonderburg Dr., Suite 302  
Brandon, FL 33511

***11117 Browning Road • Lithia, FL***  
**Gorgeous 7-Acre Equestrian Property with Custom-built Home!**

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**Beautiful estate home nestled among grandfather oaks!** Gorgeous 7-acre equestrian property with a 3,691 square foot home located in the Fishhawk area. This custom-built, 4 bedroom, 3 bath with office home is beautifully maintained. With horse barn, 8 stalls, tack room, and feed room, there is room to take on boarders if desired. Located just a block away is Chito Branch Reserve where you can ride the trails for hours. Come, bring your horses and experience all this special property has to offer!

**Price:** \$595,000

**Acreage:** 6.73 +/- acres

**Lot Dimension:** Irregular

**County:** Hillsborough

**Property Address:** 11117 Browning Road, Lithia, Florida 33547

**Nearest Intersection:** Browning Road & Dorman Ranch Lane

**Road Frontage:** 308 +/- feet on Browning Road

**Water:** Well

**Sewer:** Septic

**Electric:** TECO

**Internet:** Frontier

**Grass Types:** Bahia mix

**Fencing:** Board and Field Fence

**Site Improvements:** 3,691 hsf single family home, 8-stall horse barn

**Zoning:** AR

**Future Land Use:** AR

**S-T-R:** 26-30-21

**Folio/PIN:** 088206.0000

**Proposed Property Taxes:** \$3,700

***Beautiful Equestrian Property!  
Custom-Built Home***

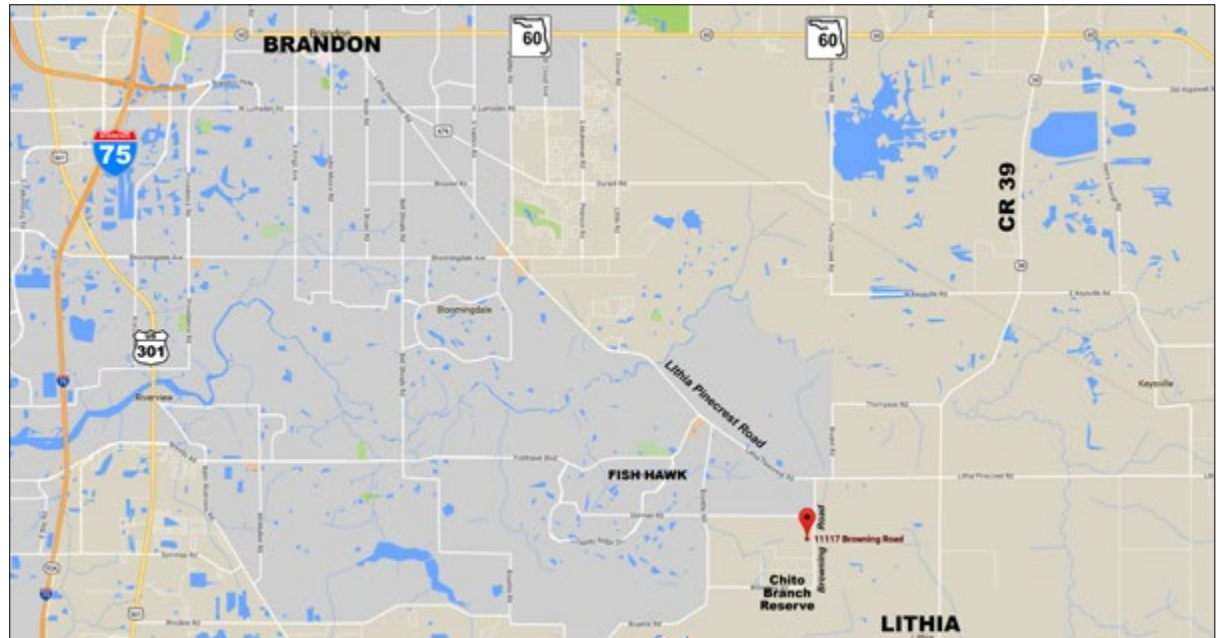
***Horse Barn with 8 Stalls, Feed  
Room, Tack Room***

***Near I-75, Brandon, Lithia, SR 60  
Shopping, Dining, Entertainment***



### Directions to Property From I-75

- At exit 257, take ramp for SR 60 East toward Brandon / Hospital (1 mi)
- Bear left onto SR 60 E / E Adamo Drive (3.1 mi)
- Bear right onto S Lithia Pinecrest Road / CR 640 (9.2 mi)
- Turn right onto Browning Road (0.8 mi)
- Arrive at 11117 Browning Road on the right, look for sign (The last intersection is Dorman Ranch Lane, If you reach Red Bird Lane, you've gone too far)



## **Gorgeous 7-Acre Equestrian Property!**

**3,691 +/- SF Custom-Built Home  
4 BR, 3 BA, Office**

This beautiful, well-maintained home features a family room with a soaring two-story cathedral ceiling, stately fireplace, and opens to the kitchen.

The kitchen boasts granite counters, solid wood cabinetry, walk-in pantry, breakfast bar and nook.

Located on the main floor, the spacious owner's suite features a garden tub, separate shower and double sinks.

One of the secondary bedrooms is so large that it could be used as a bonus room.

The covered screen lanai stretches across the majority of the back of the home and leads to the dog fenced area that encircles the home.

An awesome barn awaits the horse enthusiast.

**Horse Barn with 8 Stalls,  
Tack Room & Feed Room  
Room to Take on Boarders  
if Desired!**



**Beautiful Custom-Built Home**

4 Bedroom, 3 Bath, Family Room, Fire Place, Kitchen with Granite Counters, Breakfast Bar/Nook, Screened Lanai

