



**Exceptional Executive Home
& Equestrian Estate, Lithia, FL**

Fischbach
Land Company

FischbachLandCompany.com/EquestrianEstate

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

FischbachLandCompany.com/EquestrianEstate

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Rare 20-Acre Find In Lithia!

Your Country Haven

Own your slice of the American Dream with this country haven featuring a charming home with large front porch, magnificent 15-stall horse barn, equipment barn, lighted arena, and lush green pastures!

Custom Executive Home

The 4 Bedroom/2.5 Bath, 2,716 SF house boasts a stone fireplace, open floor plan, wood floors, and granite counter tops. The large French doors fill the living space with natural light and lead you onto the back patio, which is an entertainer's dream with a large covered porch and pristine pool.

Top-of-the-Line Horse Facilities

With the top-of-the-line horse facilities, you'll be fully set-up for your own 4-legged friends or boarding capability. You'll find no expense was spared on the outdoor accommodations that include a feed room, 2 wash racks, an air-conditioned office, fully lit arena and several paddocks. This property is lovingly maintained and move-in ready, so don't let this rare gem pass you by!

Executive Home

- 4 Bedroom, 2.5 Baths
- 2,716 SF
- Verandah Front Porch
- Upscale Finishes
- Stone Fireplace
- Open Floor Plan
- High Cathedral Ceilings
- Clerestory Windows
- Beautiful Foyer and Dining Chandeliers
- Large Great Room
- Wood Floors
- Large Country Kitchen
- Kitchen Dining Area
- Granite Counter Tops
- Kitchen Breakfast Bar
- Built-in Kitchen Desk
- French Doors
- Paddle Fans with Lights Throughout
- Large Covered Porch with Pavers
- Patio Designed for Entertaining
- Screened Custom Pool

Horse Facilities

- 15-stall Horse Barn
- Tack Room, Feed Room
- 2 Wash Racks
- Air-Conditioned Office
- Several Paddocks
- Trailer/Equipment Barn
- Lighted Arena
- Lush Green Pastures

Beautiful Country Estate Magnificent Package for the Horse Lover!

Exceptional Executive Home & Equestrian Estate, Lithia, FL

One of the Last 20-acre Parcels Left in Lithia! Beautifully Manicured Property

Property Details

Property Type: Home with Acreage, Horse Farm

County: Hillsborough County

Sale Price: \$982,500

Acreage: 20 +/- Acres

Property Dimensions: 640 feet wide x 1,300 feet deep

Property Address: 3525 Powerline Road, Lithia, Florida 33547

Road Frontage: 640 +/- feet on Powerline Road

Current Zoning: AR-1, one home per 5 acres

Uses: Residence, Horse Farm

Folio #: 087599.0000

Property Taxes: \$5,321.24

Improvements:

- Executive home with 4,448 gross SF, 2,716 heated SF, 4 bedroom, 2.5 bath with pool
- 15-stall horse barn with tack room, feed room, office and two wash racks
- 110 x 240 lighted arena
- Trailer/equipment barn

Assigned Schools:

- Pinecrest Elementary School
- Randall Middle School
- Newsome High School

Driving Directions

From Lithia Pinecrest Road:

- Turn North on Bryant Road
- Turn Left on Thompson Road
- Turn Right on Powerline Road
- Property is located at 3525 Powerline Rd.

Shown by Appointment Only

Call Today for Your Showing!

813-540-1000

Well Maintained and Move-In Ready Don't Let This Rare Gem Pass You By!

Great Property for the Equestrian Lifestyle! Perfect for Boarding Horses

*Own Your Own Slice Of The American Dream
With This Country Haven Featuring 20 Acres, A Charming Home,
Top-Of-The-Line Horse Facilities, And Lush Green Pastures!*

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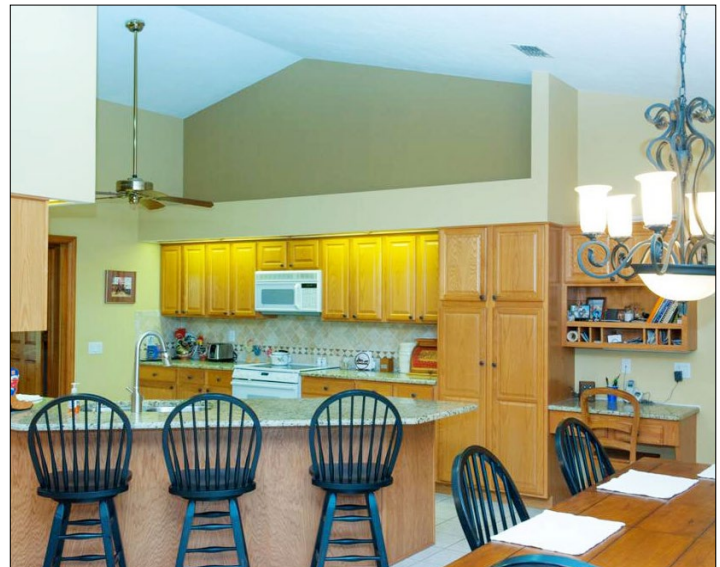
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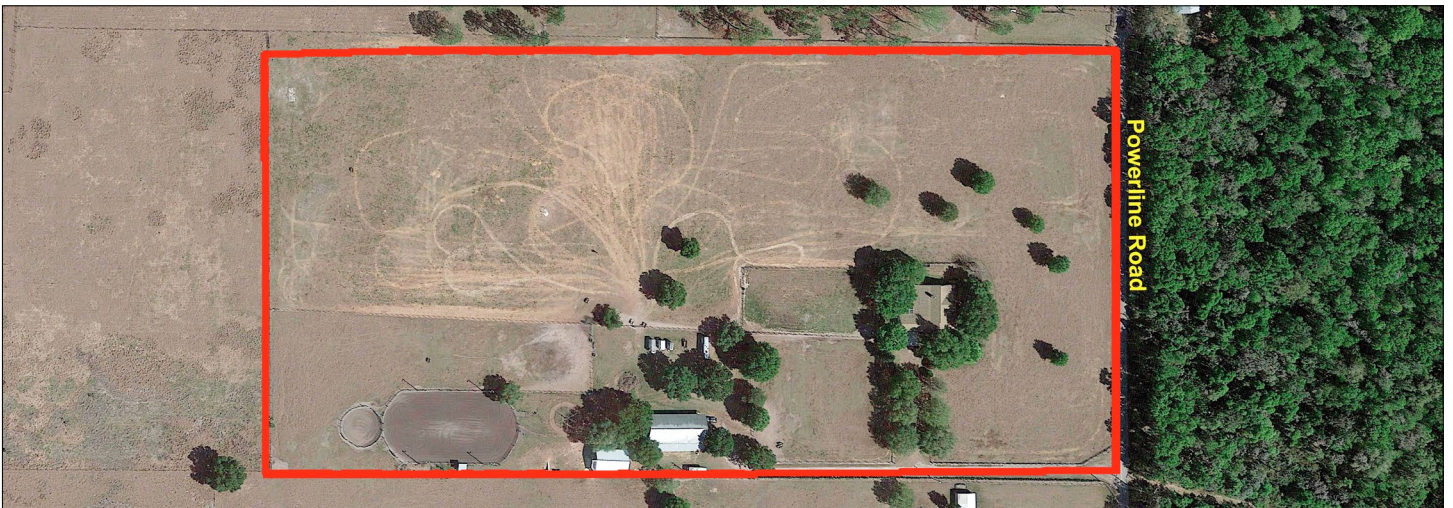


Magnificent Custom Executive Home and Horse Farm Enjoy the Equestrian Lifestyle!

Featuring:

- Executive Custom Home
- Fully-lit Outdoor Arena
- 15-stall Center Aisle Horse Barn
- Multiple Paddocks
- Tack Room & Feed Room
- Lush Green Pastures
- 2 Wash Racks
- Beautiful Manicured Acreage
- Air-Conditioned Office

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