



Custom Luxury Masterpiece  
937 Old Welcome Road, Lithia

**Fischbach**  
LAND COMPANY

*Lifestyle & Luxury*



## Perfectly Placed Modern Farmhouse Surrounded by Nature

Tucked away at the end of a quiet country road and bordered by thousands of acres of conservation land, this brand-new modern farmhouse offers the perfect blend of luxury, comfort, and tranquility.

### THE HOME

Proudly built by AR Homes, this showstopping residence showcases exceptional craftsmanship and upscale finishes throughout. Soaring ceilings, exposed beams, a 78" electric fireplace, and a decorative stone accent wall set the tone for warm sophistication in the heart of the home.

The gourmet kitchen is a dream, featuring Monogram appliances, a six-burner gas range, double ovens, a microwave drawer, wine cooler, rich hardwood cabinetry, and a generous island perfect for entertaining or everyday living. Designed for both style and function, the split floor plan includes a spacious mudroom with a built-in family command center, durable engineered hardwood floors, and a large bonus room for extra flexibility.

Retreat to the serene owner's suite, where a spa-like bath awaits with a freestanding tub, oversized walk-in shower, dual vanities, and a custom-designed closet complete with an 8-drawer center island.

### THE LAND

Step outside and immerse yourself in nature — with direct access to over 11.5 miles of equestrian and hiking trails in the Alafia River Corridor Nature Preserve. The 5± high-and-dry acres offer room to roam, whether you're envisioning horses or livestock, building additional structures, starting a garden, or simply enjoying the privacy.

Located in a hidden pocket of Lithia known for custom homes and large-acreage estates, you'll enjoy the peace of country living without sacrificing convenience. Top-rated schools, shopping, and dining are just a short drive away.

Acreage: 5± Acres  
Pricing: \$1,925,000  
Improvements: 4,358 SF 4BR/4.5BA Home

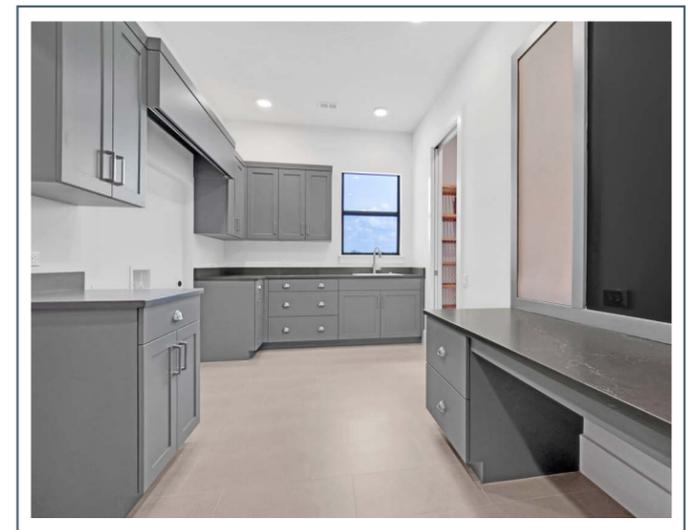
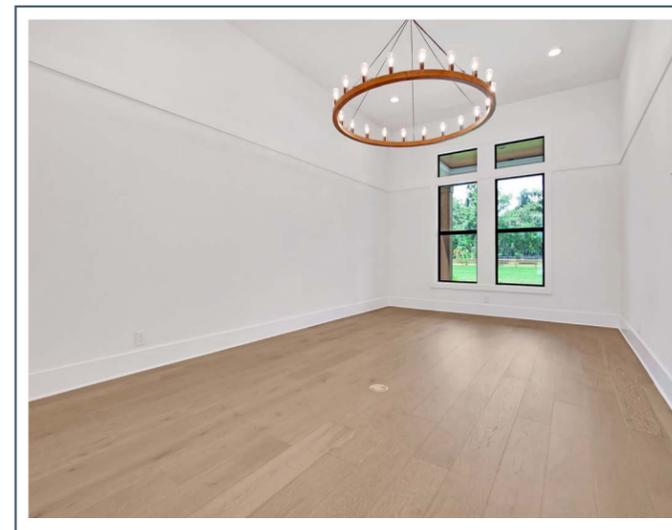
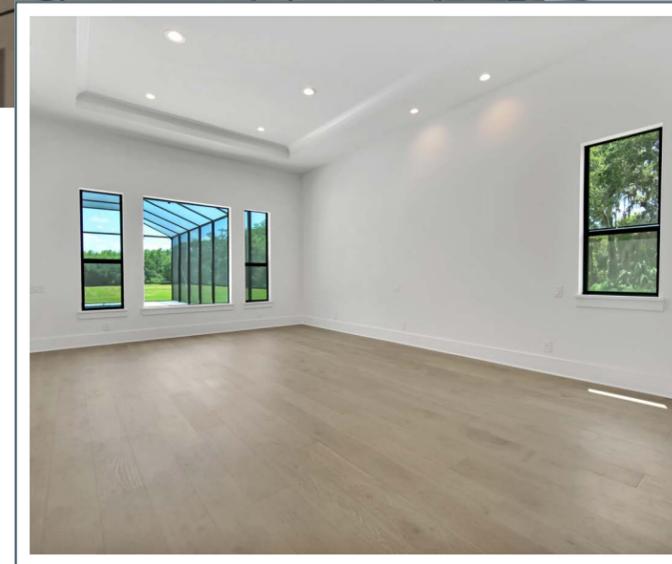


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## THE HEART OF THE HOME

Rich Hardwood Cabinetry  
Monogram Appliances  
78' Electric Fireplace

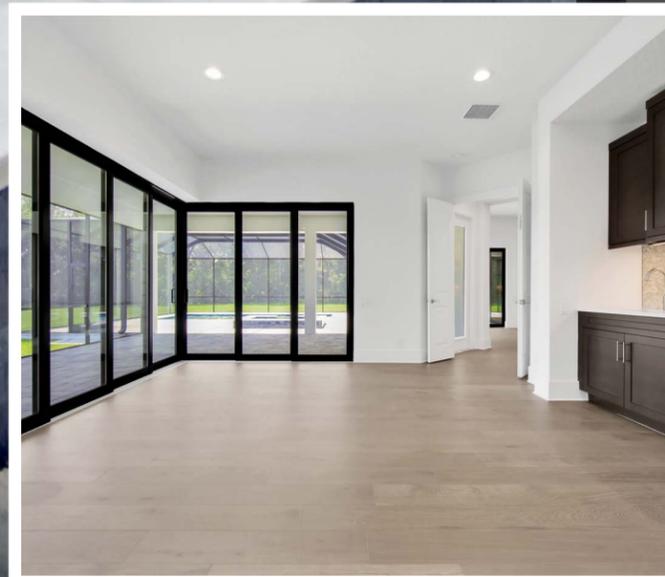
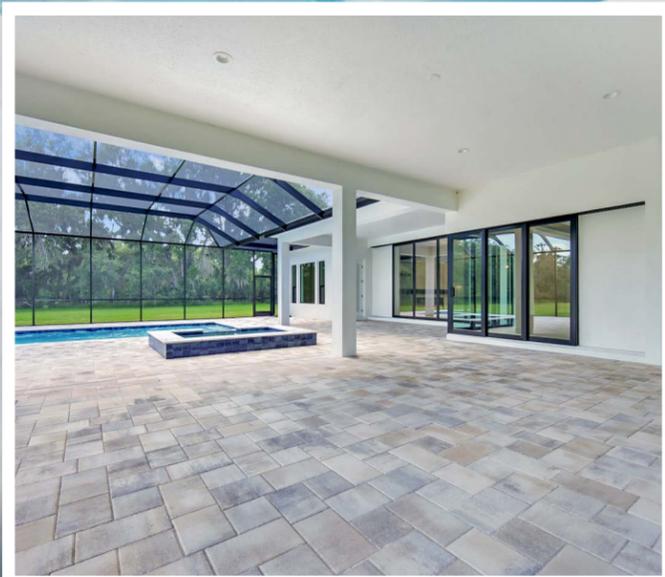


## DESIGNED FOR EVERYDAY LIVING

Elegant Primary Suite  
Grand Dining Room  
Functional Family Command Center



Three sets of sliding glass doors — including two corner sliders — open wide to a sprawling lanai with a fully equipped outdoor kitchen and a spectacular pool area. Whether hosting a crowd or enjoying a quiet evening, this space is designed for seamless indoor-outdoor living, featuring a sparkling pool with spa, sun shelf, and built-in seating.



# Fischbach LAND COMPANY

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REPRESENTED EXCLUSIVELY BY:



**Reed Fischbach**  
Broker

[reed@fischbachlandcompany.com](mailto:reed@fischbachlandcompany.com)



**Melissa Hinton**  
Agent

[melissa@fischbachlandcompany.com](mailto:melissa@fischbachlandcompany.com)

917 S PARSONS AVENUE | BRANDON, FL 33511 | 813-540-1000