

**OUR 10+ FAVORITE FEATURES**  
17826 Dorman Rd, Lithia, FL 33547

- \* Don't miss this Pearl 4.44 Acre Country Estate with Magnificent Mature Oaks.
- \* State of the art custom home – \$85,000 LISTED UPGRADES.
- \* 4/3/2 – 2003 – 2,707 Heated & 3,456 Total Sq/Ft – also has a 1,500 Sq/Ft BARN with concrete floors, electric, plumbing and a 36'x36' LOFT.
- \* 1 Mile from FishHawk Ranch.
- \* An Open Plan FAMILY ROOM off the Kitchen with brilliant red oak wooden floors in all living areas, fireplace & French doors onto large covered back PATIO.
- \* A stunning KITCHEN with Granite counters, island, 42" Maple cabinets, matching Stainless Steel appliances, crown molding, lighting & breakfast bar.
- \* Large separate walk in PANTRY.
- \* DINETTE off Kitchen with back view.
- \* Elegant DINING ROOM off Kitchen with front view.
- \* Large MASTER BEDROOM with French doors to covered back Patio & large walk-in-closet.
- \* Upgraded MASTER BATHROOM with integrated cultured marble counters, his&hers vanities, garden whirlpool tub & separate shower.
- \* Good sized BEDROOMS 2 & 3 onto 'Jack & Jill' upgraded BATHROOM 2 with maple cabinets.
- \* Guest BEDROOM 4 with private access to BATHROOM 3.
- \* Large separate LAUNDRY with maple cabinets.
- \* 2 Car attached GARAGE with volume ceilings.
- \* Well water, pump, softener & purification system.
- \* Ask your Realtor to eMail you the \$85,000 LIST OF UPGRADES including energy efficient dual pane lifetime vinyl windows & \$15,000 Asphalt driveway.
- \* Pride of ownership - a perfectly maintained property.
- \* SEE UPGRADE LIST doc for price breakdown.
- \* **Zoning:** Agricultural/Rural.
- \* **Directions:** From cnr. Bloomingdale & Lithia Pinecrest Rd go South on Lithia Pinecrest Rd & at the 3<sup>rd</sup> light right into Boyette Rd & 1<sup>st</sup> left into Dorman Rd ~ a short way down on your left hand side.