



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



Regal Real Estate Professionals  
7726 W. Sandlake Rd, Orlando Florida,  
32819



+1 407-749-0700



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306 HUTCH CT (MLS#:A4452004)

PRICE: \$229,900

Address#: 306 HUTCH CT

Zip Code: 33510

Style: Single Family Residence

Bedrooms: 3

Living Area: 1614.00

Year Built: 1987

Acreage(acs): 0.18

Waterfront: No

Subdivision: OAKBRIAR

City: Brandon

Type: Residential

Status: Active

Bathrooms: 2

Lot: 7857

County: Hillsborough County

## PROPERTY DESCRIPTION

PRICED TO SELL. Brand NEW ROOF. Fresh new exterior look. The AC is 1.5 years old. Roof and AC comes with transferrable warranties. This spacious home offers three bedrooms, two bathrooms with tubs with shower, open floor plan with kitchen, dining area and family room with a sliding door leading you to the covered porch and the yard. Also, the home features a formal living/dining room or office. Fenced in backyard and large front yard with matured trees – trimmed. The floor of the double garage and the covered patio were just painted. There are a few homes on the street. The property is located only minutes from Brandon Boulevard/ Rd. 60, close to everything: a few miles from the Brandon hospital and medical facilities, schools, the mall, stores, restaurants, I-75 etc.

## ADDITIONAL FEATURES

Exterior Construction:	block
Roof:	Shingle
Interior Features:	attic ventilator, kitchen/family room combo, master bedroom downstairs
Heating and Fuel:	central
Utilities:	cable available, electricity available
Garage/Carport:	1
Water Frontage:	N
Total Acreage:	Up to 10,889 Sq. Ft.
Foundation:	Slab
Zoning:	RSC-6
Air Conditioning:	central air
Floor Covering:	carpet, ceramic tile

## IMAGES



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