



Debrah Hailey
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T3447073 3225 W SHELL POINT RD, RUSKIN, FL 33570



County: Hillsborough
Subdiv: COLLURA SUB 1ST ADD
Subdiv/Condo:
Beds: 4
Baths: 3/0
Pool: None
Property Style: Single Family Residence
Total Acreage: 1/4 to less than 1/2
Minimum Lease Period: No Minimum
Garage: No **Attach:** **Spcs:**
Garage/Parking Features:
LP/SqFt: \$339.96
Home Warranty Y/N:No
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code:AE

Status: Active
On Market Date: 05/19/2023
List Price: \$769,000
Year Built: 1968
Special Sale: None
ADOM: 105
CDOM: 105
Pets:
Max Times per Yr:
Carpport: Yes **Spcs:** 2
Heated Area:2,262 SqFt / 210 SqM
Total Area: 2,450 SqFt / 228 SqM

GREAT PRICE REDUCTION!! Welcome to your private paradise in sunny Florida! This is a very unique opportunity for an INVESTMENT OPPORTUNITY AS AN AIR B&B, or your private 2 home waterfront retreat! These 2 homes stay rented out for Air B&B and have great cash flow. Or you can use this as a private residence and have the second home for your favorite in-laws or teenagers. This Beautiful 2 home Waterfront property has spectacular views of a saltwater canal and mangrove forest with direct access to the bay. This amazing property is being used for Air B&B and gets wonderful reviews. These homes come fully furnished and ready for short term rentals. There is a private saltwater dock perfect for fishing Kayaking and boating. These serene private bungalows are nestled on a saltwater, mangrove canal This stunning waterfront property offers a luxurious and relaxing retreat. As you approach the home, you'll be immediately struck by the lush tropical foliage and sparkling canal. The house features a classic Florida design with stucco, ample parking, and tall palm trees swaying in the breeze. The gourmet kitchen features top-of-the-line appliances, granite countertops, and is fully equipped with everything you need to prepare a delicious meal. The spacious dining area is the perfect spot to spread out with two separate living areas in the main house. The second house features a living area, a bedroom and a full kitchen and deck. Very cozy and private! The A/C system on the small home is new mini split system.

Land, Site, and Tax Information

Legal Desc: COLLURA SUBDIVISION 1ST ADDITION TO LOT 12 AND LOT 13 LESS W 72 FT
SE/TP/RG: 11-32-18
Subdivision #:
Tax ID: [U-11-32-18-18U-000000-00012.0](#)
Taxes: \$6,254
Homestead: No
Ownership: Fee Simple
Flood Zone: AE
Floors in Unit/Home: One
Book/Page: 34-56
Existing Lease: Yes
Total # of Floors: 1
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions: 128x100
Water Frontage:Yes-Canal - Saltwater
Water Access: Yes-Canal - Saltwater
Water View: Yes-Canal
Zoning: RSC-6
Future Land Use:
Zoning Comp:
Tax Year: 2022
AG Exemption YN:
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
Flood Zone Date:
Floor #:
Census Block:
Monthly Rental Amount:
Bldg Name/#:
Total Units:
Lot Size Acres: 0.29 **Lot Size:** 12,800 SqFt / 1,189 SqM
Waterfront Ft: 100
Water Extras: Yes-Dock - Wood
Block/Parcel: 000000
Front Exposure: Southeast
Lot #: 12
Other Exemptions:
Flood Zone Panel:
Planned Unit Dev:
Census Tract:
End Date of Lease:

Interior Information

A/C: Central Air
Heat/Fuel: Electric
Utilities: Cable Connected, Public
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Public Records
Appliances Incl: Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator
Flooring Covering: Vinyl
Interior Feat: Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Master Bedroom Main Floor, Open Floorplan, Solid Wood Cabinets, Stone Counters

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Florida Room	First	17x16	Vinyl		
Dinette	First	14x9	Vinyl		
Kitchen	First	14x9	Vinyl		
Living Room	First	23x12	Vinyl		
Master Bedroom	First	12x12	Vinyl	Built-in Closet	
Bedroom 1	First	11x12	Vinyl	Built-in Closet	
Bedroom 2	First	10x11	Vinyl	Built-in Closet	
Interior In-Law Suite	First	14x42	Vinyl	Built-in Closet	

Exterior Information

Ext Construction: Block
Roof: Shingle
Property Description:
Ext Features: Private Mailbox
Pool: None
Pool Features:
Patio And Porch Features:
Garage Dim:
Architectural Style:
Pool Dimensions:
Spa:

Foundation: Slab
Garage/Parking Features:
Road Surface Type: Asphalt
Road Responsibility: Public Maintained Road
Horse Amenities:

Fencing: Vinyl

Green Features

Disaster Mitigation:
Solar Panel Ownership:

Green Water Features:

Community Information

HOA Pmt Sched:
Master Assn/Name: No
Condo Fee:
Elementary School: [Thompson Elementary](#)
Association Approval Required: No
Lease Restrictions: No

Mo Maint\$(add HOA):
Master Assn Fee:
Other Fee:
Middle School: [Shields-HB](#)
Years of Ownership Prior to Leasing Required: No
Master Assn Ph:
Housing for Older Per: No
High School: [Lennard-HB](#)

Realtor Information

List Agent: [Debrah Hailey](#)
List Agent E-mail: debrahhailey@gmail.com

List Agent ID: 261523984
List Agent Fax:

List Agent Direct: 813-684-0016
List Agent Cell: 813-382-7001

List Office: [RE/MAX REALTY UNLIMITED](#)

List Office Fax:

Call Center #:
List Office ID: 261557773
List Office Phone: 813-684-0016
LP/SqFt: \$339.96
Expiration Date: 12/31/2023

Original Price: \$850,000
On Market Date: 05/19/2023
Previous Price: \$825,000
Representation: Seller Represented
Occupant Type: Tenant
Owner: SHELL POINT ROAD LLC
Financing Avail: Cash, Conventional
Dual Variable Compensation: No
Single Agent: 2.5%-\$300

Price Change: 09/13/2023
Listing Service Type: Full Service

Owner Phone:
Listing Type: Exclusive Right To Sell

Non-Rep: 2.5%-\$300

Trans Broker: 2.5%-\$300

Confidential Info: Copy of Lease Available

Showing Instructions: Appointment Only

Driving Directions: US hwy 41 to West on Shell Point, go past the turn off for Little Harbor. House is on right

Realtor Remarks: Currently leased - see instructions. Small house has tenant. We need 24 hour notice in case an Air B&B comes in call the agent for information This is an Air B&B The small house has a tenant on an annual lease. The main house can be show when vacant. Home comes fully furnished. House have been leased consistently for one year through Air B&B. Financials will be supplied with written offer.

Seller's Preferred Closing Agent

Closing Agent Name:
Email:
Address: , Florida
Closing Company Name:

Phone:
Fax:

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