

# **\$445,000 - 16016 Persimmon Grove Drive, LITHIA**

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MLS® #TB8390650

**\$445,000**

4 Bedroom, 3.00 Bathroom, 2,328 sqft

Residential on 0.19 Acres

FISHHAWK RANCH, LITHIA, FL

HUGE FENCED YARD ON CORNER! This inviting 4-bedroom, 2.5-bath home in FishHawk's™ desirable Starling neighborhood is a dream. Enter through the tiled foyer, which leads past a convenient valet station and half bath into the expansive living room. The home's™ immaculate first floor features tile throughout and is filled with natural light. Overlooking the living area, the kitchen is designed for both function and style with rich dark wood cabinets, granite countertops, a sizable walk-in pantry, and stainless steel appliances, including a gas stove and upgraded French door refrigerator. Just off the kitchen, the cozy breakfast nook opens to a screened lanai, which leads to the fully fenced backyard, perfect for relaxing or entertaining. Upstairs, the spacious primary suite offers a peaceful retreat with a dual sink granite vanity, garden tub with upgraded tile surround, private water closet, and a separate shower enclosure. A huge double closet provides ample wardrobe space. The home's additional three bedrooms are also upstairs, each complete with plush carpeting and ceiling fans. A second full bathroom features wood cabinetry, a granite vanity, and a tiled tub/shower combo. The upstairs laundry room, equipped with a washer and dryer, adds extra convenience. As a resident of FishHawk Ranch, you'll have access to a wide array of resort-style amenities, including multiple community pools, fitness centers, clubhouses, parks, playgrounds, tennis courts, basketball



courts, a skate park, dog park, and miles of scenic walking and biking trails. Located near a variety of shopping centers, restaurants, and everyday conveniences, this home also offers easy access to I-75, Highway 301, and the Selmon Expressway, making commutes to Tampa and surrounding areas quick and convenient.

Built in 2012

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8390650               |
| Price          | \$445,000               |
| Sold Price     | \$438,000               |
| Date Sold      | October 15th, 2025      |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,328                   |
| Acres          | 0.19                    |
| Year Built     | 2012                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Sold                    |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 16016 Persimmon Grove Drive |
| Area        | Lithia                      |
| Subdivision | FISHHAWK RANCH              |
| City        | LITHIA                      |
| County      | Hillsborough                |
| State       | FL                          |
| Zip Code    | 33547                       |

**Amenities**

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Park, |
|-----------|------------------------------------------------------------------------|

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
|              | Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s), Trail(s) |
| Parking      | Driveway, Garage Door Opener                                                            |
| # of Garages | 2                                                                                       |

## Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Stone Counters, Thermostat, Walk-In Closet(s) |
| Appliances        | Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Water Softener                                                                      |
| Heating           | Central, Natural Gas                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                |
| Furnished         | Unfurnished                                                                                                                                                                |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Lighting, Sidewalk, Sliding Doors |
| Lot Description   | Corner Lot, In County             |
| Roof              | Shingle                           |
| Foundation        | Slab                              |

## School Information

|            |                    |
|------------|--------------------|
| Elementary | Stowers Elementary |
| Middle     | Barrington Middle  |
| High       | Newsome-HB         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 100            |
| Zoning         | PD             |
| HOA Fees       | 135            |
| HOA Fees Freq. | Annually       |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | EATON REALTY |
|----------------|--------------|

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