

\$875,000 - 19845 Augusta Preserve Drive, LUTZ

MLS® #TB8304852

\$875,000

4 Bedroom, 3.00 Bathroom, 2,890 sqft

Residential on 0.52 Acres

LIVINGSTON GROVE, LUTZ, FL

This stunning modern farmhouse estate is nearly 3,000 square feet, with four bedrooms and three baths, on over half an acre. The home was built in 2023 by award winning, luxury home builder, Toll Brothers. The intimate gated community embraces tranquil seclusion, while remaining near all Tampa has to offer. From the block paver driveway, you will enjoy the professional landscaping and stack stone facade surrounding the glass double doors. The foyer leads to an extravagant open floor plan, boasting 10-foot tray ceilings with crown molding, elegant light fixtures, and tons of natural light, perfect for entertaining. The family room has three panel sliding glass doors, flowing onto a gorgeous lanai and expansive backyard with mature live oak trees. The chef's kitchen is composed of cabinetry all the way to the ceiling to store all of your everyday and formal serve-ware, and walk-in pantry for the day to day items. The expansive quartz countertops surround the kitchen and large island, with a herringbone backsplash and built-in KitchenAid appliances. The split floor plan provides privacy for the spacious owner's suite, with dual walk-in closets, a spa-like ensuite bath featuring dual sinks, an all glass shower with floor to ceiling tile, and freestanding soaking tub. A small bedroom on the same wing offers a flex space that can be utilized for an office, music room, or play room. The other wing of the home is composed of two additional bedrooms with a Jack and Jill bath and a third full bath. The



laundry room has upper and lower cabinets, sink, and matching quartz countertops, and opens to a drop zone. The three-car garage has epoxy flooring and cabinets. Additionally, this aluminum stud smart home maintains exceptional heating and cooling efficiency, whole home security system, fire sprinkler system, and in-wall pest control. Relish country living while being a short drive to fine shopping, premier golf courses, and an easy drive to Tampa or the beaches.

Built in 2023

Essential Information

MLS® #	TB8304852
Sold Price	\$875,000
List Price	\$890,000
Date Sold	November 18th, 2024
Date Listed	September 19th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,890
Acres	0.52
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	19845 Augusta Preserve Drive
Area	Lutz
Subdivision	LIVINGSTON GROVE
City	LUTZ
County	Hillsborough
State	FL
Zip Code	33549

Amenities

Amenities	Gated
Parking	Driveway, Garage Door Opener, Garage Faces Side
# of Garages	3

Interior

Interior Features	High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Disposal, Microwave, Range, Range Hood, Refrigerator
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered
Lot Description	Landscaped, Level, Oversized Lot, Unincorporated
Roof	Shingle
Foundation	Slab

School Information

Elementary	Lutz-HB
Middle	Liberty-HB
High	Freedom-HB

Additional Information

Days on Market	178
Zoning	PD

Listing Details

Listing Office	PREMIER SOTHEBYS INTL REALTY
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