

\$940,000 - 3174 Brown Brocket Lane, LUTZ

MLS® #TB8337864

\$940,000

4 Bedroom, 5.00 Bathroom, 3,196 sqft

Residential on 0.54 Acres

DEER RUN PRESERVE, LUTZ, FL

Welcome to your new home at 3174 Brown Brocket Lane at Deer Run Preserve! This meticulously maintained home offers a perfect blend of modern elegance and comfortable living. Upon arrival, you'll be captivated by the charming curb appeal and lush landscaping, creating a warm and inviting atmosphere. Step inside and be greeted by an open and airy floor plan with abundant natural light. The spacious living area provides a seamless flow between the living room, dining area, and kitchen, making it ideal for entertaining guests or relaxing with family. The well-appointed kitchen boasts stylish cabinetry, quartz countertops, a large pantry and a suite of high-end stainless-steel appliances. Whether you're a culinary enthusiast or a casual cook, this kitchen will inspire your culinary creations. Adjacent to the kitchen a large dining space, perfect for enjoying family meals. The home features four bedrooms and five (3 full and 2 half) bathrooms, including a luxurious primary suite. The primary retreat offers a serene sanctuary, complete with a spa-like ensuite bathroom featuring dual sinks, a soaking tub, two separate custom built-in closets, and a massive walk-in shower. The guest bedroom includes an ensuite bathroom that is perfect for an in-law suite, or overnight guests. Two additional bedrooms tucked away with a private full bath and bonus retreat area. Step outside to the backyard oasis, where you'll find a private retreat that truly embraces Florida living. The 1/2-acre expansive lot provides



plenty of space for outdoor activities and gardening. Located in Lutz, Florida, this home benefits from a highly desirable location. Enjoy the tranquility of suburban living while being just a short drive away from a variety of amenities, including Tampa Premium Outlets, lots of restaurants, parks, and entertainment options. The nearby schools are highly rated, making it an ideal location for families. Don't miss the opportunity to make this your dream home. Schedule a showing today and experience the beauty and charm of this remarkable property firsthand.

Built in 2022

Essential Information

MLS® #	TB8337864
Sold Price	\$940,000
List Price	\$989,900
Date Sold	March 31st, 2025
Date Listed	January 12th, 2025
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,196
Acres	0.54
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Sold

Community Information

Address	3174 Brown Brocket Lane
Area	Lutz
Subdivision	DEER RUN PRESERVE
City	LUTZ
County	Hillsborough

State	FL
Zip Code	33559-6868

Amenities

Parking	Driveway, Garage Door Opener, Golf Cart Garage, Split Garage
# of Garages	3

Interior

Interior Features	Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Range Hood, Refrigerator, Water Softener
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sliding Doors
Lot Description	Landscaped
Roof	Shingle
Foundation	Slab

School Information

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

Additional Information

Days on Market	198
Zoning	PD

Listing Details

Listing Office	EXP REALTY LLC
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Listing information last updated on October 29th, 2025 at 5:55pm EDT