

\$925,000 - 10946 Gun Dog Way, LITHIA

MLS® #TB8351075

\$925,000

4 Bedroom, 3.00 Bathroom, 2,326 sqft

Residential on 8.34 Acres

DEVORE GUNDOG & EQUESTRIAN E,
LITHIA, FL

PEACE LIVES HERE! SO CAN

YOU**Majestic equestrian paradise

awaits**Zoned for Newsome High School**

Exterior Paint 8/20**Conveniently located in the Tampa Bay area but central enough to get to Orlando! Nestled at the end of a gated, private road, this stunning 8.34-acre estate backs up to the 5,515-acre unique natural sanctuary, Chito Branch Reserve. The Reserve offers approximately 6 miles of riding trails. The expansive pastures, gorgeous wood barn, & custom-built home, make this property perfect for those who appreciate the beauty of Florida's countryside & the elegance of a refined equestrian estate. Approx 6 acres is green belt eligible. NO HOA means you can bring your toys w/ plenty of room to store them! Let's talk about sustainable living! Equipped with a 7.26 kW solar power system(this can be expanded if desired), EV Charger, tankless water heater & water softening system, this home offers eco-conscious living w/ modern conveniences.

This spacious 4 BR, 3 BA home offers a thoughtfully designed floor plan w/ ample space for family living. The primary bedroom features dual closets, luxury vinyl plank flooring & a luxurious en-suite w/ a walk-in shower fit for royalty, complete w/ multiple shower heads & custom tile. Dual sinks & granite countertops enhance the elegance of the bathroom & custom wood cabinetry exudes sophistication. Two of the secondary



bedrooms share a jack & jill bathroom w/ dual sinks & private shower/toilet area. The 4th bedroom is separate from the others & it has an exquisite barn door/closet door! The bathroom adjacent to this bedroom makes it perfect for guests! The heart of this home is the great room/living area combined with the kitchen & dining areas. The chef's gourmet kitchen is equipped w/ a reverse osmosis system to the refrigerator & sink, SS appliances, double ovens, an induction range (quick heat like gas), copper apron sink, & a large island—ideal for creating culinary masterpieces or entertaining guests. The large walk in pantry is not to be missed w/ shelving & a built in countertop perfect for housing small appliances. There is a unique "flex" space located near the kitchen that is multifunctional w/ access to the front porch as well as the laundry room. Let's talk laundry! The spacious laundry room comes w/ shelving, soaking/work sink, & a washer/dryer. It's an ideal space for chores, & the included appliances provide peace of mind. The stylish interior of this home features NO CARPET! Ceramic tile flows throughout the main living areas, while luxury vinyl plank flooring adds warmth & comfort to the bedrooms. Not to be forgotten, looking towards the sodded front pasture is a 5 stall barn built by Woodys Barns. This fully powered barn includes fans in each stall, feed room, tack room, & gutters to manage rainwater. Two additional fenced runs & a shelter provide versatility, perfect for FAA student projects. The property is fully fenced w/ no climb fencing & a protective rail on top to ensure the safety of animals. The back pasture offers open grazing areas, shade trees, & a concrete pad once used for kennels—ready for your creative touch. Enjoy stunning sunrises & sunsets over this slice of Florida paradise, where wildlife is your most frequent visitor! This estate is a rare find, offering the perfect blend of privacy, luxury, &

functionality for the discerning equestrian.
Don't miss the opportunity to make this
Florida paradise your own. Schedule your
private showing today!

Built in 2013

Essential Information

MLS® #	TB8351075
Sold Price	\$925,000
List Price	\$999,000
Date Sold	September 29th, 2025
Date Listed	February 20th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,326
Acres	8.34
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold

Community Information

Address	10946 Gun Dog Way
Area	Lithia
Subdivision	DEVORE GUNDOG & EQUESTRIAN E
City	LITHIA
County	Hillsborough
State	FL
Zip Code	33547-2824

Amenities

Parking	Electric Vehicle Charging Station(s), Garage Door Opener, Garage Faces Side, Open
# of Garages	2
View	Trees/Woods

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Water Softener
Heating	Central, Electric, Solar
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	French Doors, Irrigation System, Private Mailbox
Lot Description	Conservation Area, Farm, In County, Level, Pasture, Private, Street Dead-End, Unincorporated
Roof	Shingle
Foundation	Slab

School Information

Elementary	Pinecrest-HB
Middle	Barrington Middle
High	Newsome-HB

Additional Information

Days on Market	196
Zoning	AR

Listing Details

Listing Office	SIGNATURE REALTY ASSOCIATES
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