

# \$335,000 - 17111 Mockingbird Lane, LUTZ

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MLS® #TB8373226

**\$335,000**

3 Bedroom, 2.00 Bathroom, 1,724 sqft

Residential on 0.36 Acres

UNPLATTED, LUTZ, FL

Tucked away on a quiet private road, this charming 3-bedroom, 2-bath home offers the perfect mix of peaceful, country-like living with easy access to all that Tampa has to offer.

Located on a generous, fenced-in, canal-front lot, the property is a true nature lover's retreat, complete with mango and avocado trees, vibrant birdlife, and other wildlife like turtles, bass, otters, and more. Fish or boat right from your backyard into the lake—a complimentary pontoon boat is available if interested (engine currently inoperable). Enjoy the outdoors in your separate screened-in patio right on the water, perfect for relaxing while taking in the serene surroundings. Also included is a large storage shed which provides ample space for tools, equipment, or hobbies.

Inside, the kitchen has been beautifully updated with granite countertops and natural hickory wood cabinets. The space is complete with newer appliances, including a fridge, stove, and dishwasher. Additional features include a bonus room (converted from the original carport and fully insulated with A/C), a private well and whole-home water filtration system, new washer (2024), new roof (2019), new A/C (2020), new fence (2020). This is a rare opportunity to enjoy peaceful waterfront living without sacrificing access to the city. Whether you're looking to relax, explore, or entertain, this home has it all. BACK on market after confirming previous work has been



completed by a licensed professional.  
Appraised over asking price, clear 4-Point and  
Wind Mitigation Inspections.

Built in 1966

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8373226               |
| Sold Price     | \$335,000               |
| List Price     | \$335,000               |
| Date Sold      | September 22nd, 2025    |
| Date Listed    | April 10th, 2025        |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,724                   |
| Acres          | 0.36                    |
| Year Built     | 1966                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 17111 Mockingbird Lane |
| Area        | Lutz                   |
| Subdivision | UNPLATTED              |
| City        | LUTZ                   |
| County      | Hillsborough           |
| State       | FL                     |
| Zip Code    | 33548-4587             |

**Amenities**

|               |                    |
|---------------|--------------------|
| View          | Water              |
| Is Waterfront | Yes                |
| Waterfront    | Canal - Freshwater |

**Interior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Window |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | Treatments                                                                                                                                                   |
| Appliances   | Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Freezer, Microwave, Refrigerator, Washer, Water Filtration System, Whole House R.O. System |
| Heating      | Central, Electric                                                                                                                                            |
| Cooling      | Central Air                                                                                                                                                  |
| # of Stories | 1                                                                                                                                                            |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Rain Gutters, Sliding Doors |
| Roof              | Metal                       |
| Foundation        | Block                       |

## Additional Information

|                |       |
|----------------|-------|
| Days on Market | 39    |
| Zoning         | RSC-4 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | KELLER WILLIAMS SOUTH TAMPA |
|----------------|-----------------------------|

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