



1731 Brookstone Way

Plant City, Florida 33566

CONSTRUCTION & SYSTEMS

- **Construction:** Concrete block with stucco, slab foundation
- **Year Built:** 2000
- **Heated Living Area:** 1,787 sq ft (2,452 under roof) per public records
- **Lot:** 0.19 acre (70 × 116 ft), level interior lot
- **Flood Zone:** FEMA Zone X (minimal flood hazard)
- **Exterior:** Front door and shutters repainted (2026)
- **Exterior Paint:** (2024)
- **Roof:** (2024) Architectural shingle; full replacement
- **HVAC:** (2024) Central air, 1 system; serviced 6/2026
- **Electrical:** (2000) Original Cutler-Hammer panel
- **Plumbing:** (2000) 40-gal electric water heater
- **Windows:** (2000) Original; sliding glass doors to patio
- **Garage:** 2-car attached; 2 remotes (2026)
- **Laundry:** Interior room with shelving; W/D convey

INTERIOR FINISHES

- **Floor Plan:** Single-story split plan; 4 bed / 2 bath
- **Flooring:** Carpet; tile entry; linoleum in wet areas
- **Ceilings:** Vaulted ceilings; knockdown texture
- **Interior Paint:** (2020)
- **Built-Ins:** Built-in shelving
- **Lighting:** Ceiling fans and light fixtures convey
- **Window Treatments:** Blinds throughout (convey)

KITCHEN

Appliances: Bosch dishwasher (2001) · Kenmore refrigerator with ice maker (2000) · Spectra electric range (2000) · Badger disposal
Formica counters · Original cabinetry · White appliances · Island and breakfast bar · Closet pantry · Eat-in area open to the family room

LIVING & DINING

- **Great Room:** Family room open to kitchen; formal living & dining
- **Office / Flex:** N/A

BEDROOMS & BATHS

Primary Suite: Vaulted ceiling, walk-in closet, linen closet, sliding glass door to the patio

Primary Bathroom: Dual sinks, garden tub, separate shower with glass enclosure

Guest Bedrooms (3): Reach-in closets, carpet

Guest Bathroom: Hall bath with tub/shower combo; exterior door to the backyard (steel/fiberglass, 2026) with awning

POOL & OUTDOOR LIVING

- **Pool:** N/A — no pool
- **Pool Features:** N/A
- **Pool Deck:** N/A
- **Spa:** N/A
- **Outdoor Living:** Covered rear patio; vinyl privacy-fenced yard
- **Waterfront:** N/A; Walden Lake access (no motors)
- **Landscaping:** Lawn and flower beds; weekly lawn service
- **Irrigation:** Rain Bird automatic system with timer

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*Information deemed reliable but not guaranteed.
Buyer to verify all information.*



WALDEN LAKE – SPRING MEADOW

Community Information

SPECIAL ASSESSMENTS

- None reported by seller
- No CDD or non-ad valorem assessments (2025 tax bill)

ASSOCIATION DUES

- Walden Lake Community Association (master) — \$386 semi-annually; covers all common areas
- Spring Meadow (sub-association) — \$25 annually; covers Spring Meadow common areas
- Deed-restricted community — 2-pet limit; boats, RVs and trailers garaged; exterior changes need approval
- No leasing restrictions in the recorded declarations — confirm current rules with the associations

AMENITIES

- Gated entrances — two with guard houses staffed overnight (10 pm – 5 am)
- Walking trails
- Main lake with dock and fishing — kayaks, paddleboards and canoes welcome (no motorized boats)
- Recreational facilities — baseball, soccer and volleyball fields, park and playground
- Dog park — \$35 per year plus \$10 key deposit
- Golf cart community — an easy ride to the parks, playground, and lake

THE HOME

1731 Brookstone Way — Property Details

INCLUDED WITH THE HOME

- Refrigerator, range, dishwasher
- Washer and dryer
- Blinds, ceiling fans, light fixtures, mounted mirrors
- Two garage door remotes

UTILITY PROVIDERS

City of Plant City — water, sewer, trash

TECO — electric

Internet — Frontier and Spectrum serve the area

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