

\$569,000 - 17703 Bright Wheat Drive, LITHIA

MLS® #TB8413528

\$569,000

4 Bedroom, 3.00 Bathroom, 2,395 sqft

Residential on 0.20 Acres

CHANNING PARK, LITHIA, FL

~ Welcome to The Enclave at Channing Park
~ NO CDD!!! LOW HOA! BRAND NEW ROOF!
~ A RATED SCHOOLS! TONS OF AMENITIES! Taylor Morrison Built Stunning Antigua Model is located on a beautiful pond front lot. Perfectly appointed 4 bedroom, 3 full bath, Large 3 Car Garage, 3 way split floor plan. Ideal for In-Law and/or guest suite. You will be captivated by the upgrades and features from the moment you enter this absolutely breathtaking home with Upgraded Luxury Wood Laminate Flooring and a Lighted Tray Ceiling Center Hall Rotunda . The Enormous kitchen is an absolute Chef's Kiss! Built with every option you could want including a Butler's Pantry & Beverage Station that lead into a formal Dining Room/ Flex Space. Adorned with Quartz countertops, stainless steel appliances, Banks of drawers, and a spacious seated island. The Primary suite offers a peaceful escape with tray ceilings and a private spacious en-suite bath, complete with a garden tub, frameless glass shower, accented with listello details and a dual-sink vanity with granite countertops and a passthru from the enormous walk-in closet with closet organizer system. The Pass thru offers direct access to the laundry room for added convenience. From your Great Room, you have Triple Pocket Sliding glass doors leading out to your fully covered, paved Lanai area giving you all the beauty of indoor/outdoor living while taking in serene views of a beautiful sunrise over the pond &



watching nature's wildlife in a Bird & Butterfly Friendly Habitat. The grounds of this home truly make you feel like you have entered a Botanical Garden. Kick back at your paved outdoor Living Room equipped with a Beautiful Fire Pit and enjoy a spectacular Florida Sunset . Channing park features resort style amenities: Basketball court, two doggy bark parks (One for large and one for small dogs), Soccer field, playground, clubhouse, two Separate Community Pools, Spa, Waterpark/Splashpad, fitness Center, grilling stations, skateboard park, walking trails.

Built in 2018

Essential Information

MLS® #	TB8413528
Price	\$569,000
Sold Price	\$550,000
Date Sold	October 8th, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,395
Acres	0.20
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold

Community Information

Address	17703 Bright Wheat Drive
Area	Lithia
Subdivision	CHANNING PARK
City	LITHIA
County	Hillsborough
State	FL
Zip Code	33547

Amenities

Amenities	Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Park, Playground, Pool, Recreation Facilities, Spa/Hot Tub, Trail(s)
# of Garages	3
View	Water
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1
Furnished	Unfurnished

Exterior

Exterior Features	Sidewalk
Lot Description	In County, Landscaped, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Fishhawk Creek-HB
Middle	Barrington Middle
High	Newsome-HB

Additional Information

Date Listed	August 4th, 2025
Days on Market	46
Zoning	PD
HOA Fees	400
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	WESTON GROUP
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