

# **\$292,000 - 13313 Shadberry Lane, HUDSON**

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MLS® #W7854246

**\$292,000**

2 Bedroom, 2.00 Bathroom, 1,579 sqft

Residential on 0.19 Acres

RAVENSWOOD VILLAGE, HUDSON, FL

Very Very Well-maintained PET FREE & SMOKE FREE remarkable and Truly Move-In Ready CONCRETE BLOCK home in Ravenswood Village & a Community Pool.

This seller is required to relocate and is HIGHLY MOTIVATED to sell. 1579 Sq.Ft. 2 bedrooms possible to make (3) 1/2 bath/2 car garage with a service entry door. Come take a look at how this home is being used as a three (3) bedroom currently. Oversized Handicap-accessible shower in the guest bathroom. Interior Laundry Room and Washer & Dryer will stay. Lots of potential and options! Pet-free, ceramic tile throughout. The Homeowner has taken such very good care of this home and maintained everything you could think of. Not only is it beautiful but you won't have to worry about sprucing anything up right away! The Master Bathroom has a Hydrotherapy tub to soothe and relax you after a long day! Then relax on the Lanai for some fresh air before bed. The kitchen has a service window to the lanai for easy service for Cocktail Hour or those wonderful BBQ'S. The kitchen even has a trash compactor. Outside the Lanai is a concrete patio for the grill. The attic has easy access with a very sturdy metal Werner Attic Ladder for ease of extra storage and there are hurricane straps at the end of each rafter in the attic. The attic also has a solar-powered exhaust fan to pull out hot air to improve energy efficiency. The Garage is oversized for storage. The rain gutters have leaf guards on them to help with limiting



debris. The A/C has a UV PLATINUM SYSTEM that was installed in May 2021 to reduce DUST and help with SUPERIOR AIR QUALITY throughout the home. A/C is serviced twice a year and the seller had a tune-up and replaced the UV bulb in January 2023. The A/C Blower Motor was replaced in March 2023. There is also a One (1) year Maintenance Plan for the A/C included and transferrable to the new owners. A/C was new in 2010. The Roof was replaced in 2012. New Tankless Water Heater was installed in October 2017. The Garage Door was replaced in 2012, Garage Door Spring, and Bearings were replaced Feb. 2023. New beautiful Plank Tile Flooring was laid in 2020. The Pump for the Sprinklers was replaced in 2020. The Water Softener was replaced in 2018. The Washer was new in 2019. New Blinds throughout the home in 2022. Indoor/Outdoor Carpet was installed on the Lanai in 2021. The Rock landscaping around the perimeter of the house was done in 2020. Freshly painted beautiful Landscape Curbing in April 2023. All freshly painted trim, walkways, garage floor, and front door March 2023. Ravenswood Village offers a Community Club House, Community Pool, Shuffleboard, Tennis Courts, Handball Courts, Basketball & Table Tennis. This Community offers classes like Yoga, Tai Chi, Art Class, Bridge, Canasta, Pinochle, Dominoes, Knitting & Knitting for Charities, and Yarns & Crafts. Visit the community website at [www.bweha.org](http://www.bweha.org) for more information. Lots of activities to take advantage of if you desire. if you are looking for a truly move-in ready home, this one is truly move-in ready! Scroll to the bottom for more information and give us a call today to schedule your private showing of this fabulous home! You will truly be impressed with the quality of this home!

Built in 1985

## Essential Information

MLS® #	W7854246
Price	\$292,000
Sold Price	\$293,000
Date Sold	July 19th, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,579
Acres	0.19
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold

## Community Information

Address	13313 Shadberry Lane
Area	Hudson/Bayonet Point/Port Richey
Subdivision	RAVENSWOOD VILLAGE
City	HUDSON
County	Pasco
State	FL
Zip Code	34667

## Amenities

Amenities	Basketball Court, Clubhouse, Golf Course, Park, Playground, Pool, Racquetball, Recreation Facilities, Shuffleboard Court, Tennis Court(s)
# of Garages	2

## Interior

Interior Features	Attic Ventilator, Chair Rail, Living Room/Dining Room Combo, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Trash Compactor, Washer, Water Softener
Heating	Central, Electric
Cooling	Central Air

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**Exterior**

Exterior Features    French Doors, Irrigation System, Rain Gutters  
Lot Description       Corner Lot  
Roof                     Shingle  
Foundation            Slab

**Additional Information**

Date Listed            April 21st, 2023  
Days on Market       362  
Zoning                  R4

**Listing Details**

Listing Office           FUTURE HOME REALTY INC

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Listing information last updated on May 18th, 2024 at 5:48am EDT