

\$750,000 - 17701 Bright Wheat Drive, LITHIA

MLS® #TB8422802

\$750,000

4 Bedroom, 4.00 Bathroom, 3,506 sqft

Residential on 0.26 Acres

ENCLAVE AT CHANNING PARK PH, LITHIA, FL

Welcome to this exceptional Taylor Morrison Barbados floorplan, offering 4 bedrooms plus a private office and bonus room, 3.5 baths, and a 3-car garage. Thoughtfully upgraded and enhanced with smart home features, this residence combines everyday comfort with stylish design.

Smart upgrades include keypad entry, a security system with cameras, upgraded lighting and ceiling fans, smart pool equipment, and a WiFi-enabled garage door opener. The open-concept kitchen is a chef's delight with GE Café appliances, a spacious prep island, custom pendant lighting, a gas range, and upgraded cabinetry. Warm wood laminate flooring flows throughout the first-floor living areas, tying the formal and casual spaces together.

At the front of the home, formal living and dining areas set the stage for gatherings, while the expansive gathering room provides ample space for everyday living and entertaining, with sweeping views of the pool and backyard. A French-doored office allows for privacy when working from home, while the remodeled powder bath adds style and convenience for guests. A drop zone with wet sink just inside the garage entry keeps life organized.

Ascending the hardwood staircase with upgraded balusters, you'll find a versatile loft ideal for a media or game room. The primary suite is a true retreat, offering a tray ceiling, private access to a covered balcony,



and a beautifully updated bath featuring a hand-crafted vanity, free-standing soaking tub, and designer tiled shower. Three additional bedrooms, a convenient Jack-and-Jill bath, an upgraded hall bath, and a laundry room complete the second floor.

Designed with outdoor living in mind, the resort-style heated saltwater pool and spa create a show-stopping centerpiece with fountains, bubblers, and color-changing lights for ambiance. Relax on the expansive lanai or enjoy sunsets from the private balcony off the primary suite.

For added peace of mind, this home includes a Tri-Fuel Duromax 13500-watt generator installed with a generator interlock kit and electrical hook-up switch, which will convey with the sale.

Set on a desirable corner lot with pond views and a fully fenced backyard, the home also includes a 3-car garage and extended driveway for plenty of parking and storage. With so many thoughtful details and custom touches, this home is a perfect balance of elegance and everyday functionality. The Enclave at Channing Park has multiple amenities to include 2 pools, fitness center, clubhouse, sport courts, playground, dog park and skate park. This property also has NO CDD! Be the first to tour it!

Built in 2019

Essential Information

MLS® #	TB8422802
Price	\$750,000
Sold Price	\$750,000
Date Sold	October 17th, 2025
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	3,506
Acres	0.26
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Sold

Community Information

Address	17701 Bright Wheat Drive
Area	Lithia
Subdivision	ENCLAVE AT CHANNING PARK PH
City	LITHIA
County	Hillsborough
State	FL
Zip Code	33547

Amenities

Amenities	Playground, Pool, Recreation Facilities
Parking	Driveway, Garage Door Opener
# of Garages	3
View	Trees/Woods, Water
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Smart Home, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Tankless Water Heater, Water Softener
Heating	Central, Heat Pump
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Lighting, Sidewalk, Sliding Doors
Lot Description	Corner Lot
Roof	Shingle

Foundation Slab

School Information

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

Additional Information

Date Listed September 3rd, 2025
Days on Market 6
Zoning PD
HOA Fees 400
HOA Fees Freq. Quarterly

Listing Details

Listing Office EATON REALTY

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