



20542 Grand Vista Lane

\$315,000

Townhouse · Tampa, FL 33647

3

beds

3

baths

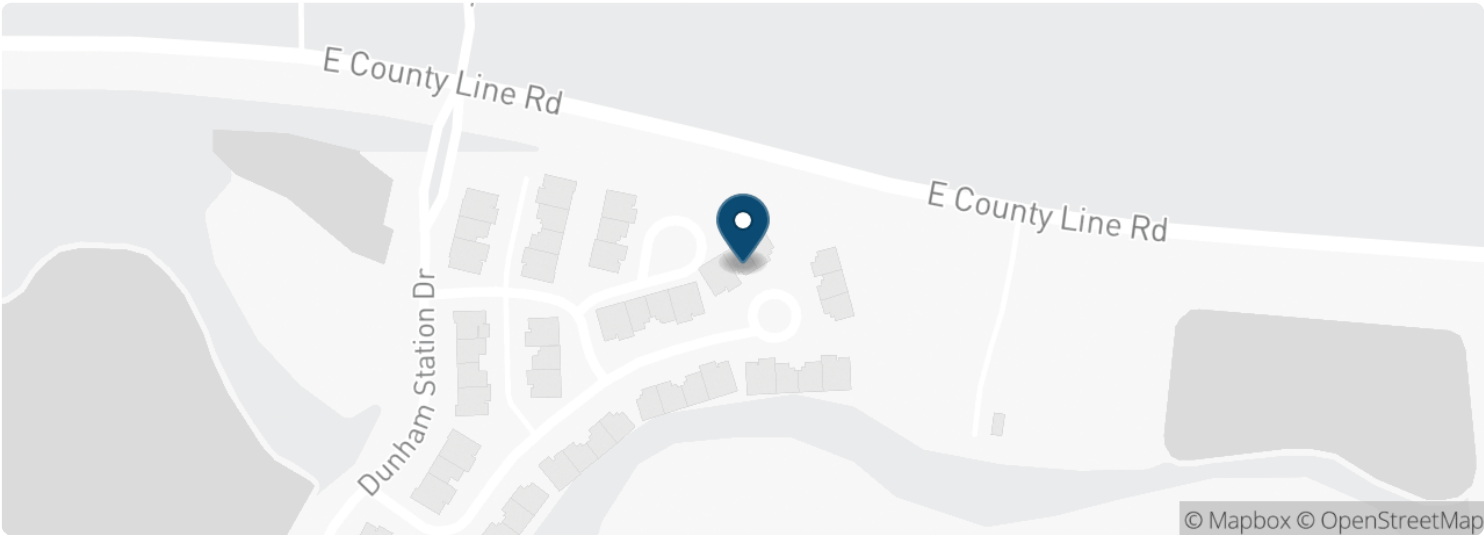
1,988

sqft



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|            |                |                |             |                   |           |
|------------|----------------|----------------|-------------|-------------------|-----------|
| Year built | Price per sqft | Days on market | Listed      | HOA               | MLS #     |
| 2013       | \$158          | 64 days        | Aug 5, 2026 | \$1,138 Quarterly | TB8531674 |



# Property overview

## About this property

Virtually Staged. Situated within the distinguished guard-gated community of Grand Hampton, this impeccably maintained townhome offers an exceptional opportunity to enjoy maintenance free living without compromising on space or style. Featuring 3 bedrooms, 2.5 bathrooms, a spacious loft, 1,988 square feet of living space, and a 2-car garage, this thoughtfully updated residence blends functional design with timeless finishes. Step inside to an open and inviting floor plan where the main living spaces seamlessly connect, creating an ideal environment for both everyday living and entertaining. The first floor also offers a convenient half bathroom for guests. The kitchen serves as the centerpiece of the home and offers • Granite countertops • Rich wood cabinetry • Closet pantry • Brand-new oven/range (2025) • Dishwasher (2024) • Ample cabinet and countertop space overlooking the living and dining areas. Designed with flexibility in mind, the second level begins with an expansive loft that can easily accommodate a home office, media room or additional gathering space. New flooring installed in (2023) leads throughout the upper level, where luxury vinyl plank flooring creates a completely carpet-free interior. The spacious primary suite offers a peaceful retreat, featuring generous proportions, abundant natural light, dual closets including an oversized walk-in closet, both outfitted with custom shelving systems for exceptional organization and storage. The en-suite bathroom is thoughtfully appointed with • Dual sink vanity • Garden soaking tub • Separate walk-in shower. Two secondary bedrooms share a full bathroom, providing comfortable accommodations for family and guests. The second-floor laundry room combines style and functionality with upper cabinetry featuring decorative glass inlay, while an adjacent storage closet complete with custom shelving provides additional organization and everyday convenience. Additional value is found throughout the home with several notable updates and features, including • HVAC replaced (2021) • Water heater (2024) • Water softener (2024) • Attached 2-car garage. Life in Grand Hampton extends far beyond the home itself. Residents enjoy an impressive selection of resort-inspired amenities including: • 24-hour manned gated entrance • Elegant clubhouse • Heated lagoon-style pool with waterslide • Olympic-style heated lap pool • Heated spa • Fitness center • Tennis courts • Basketball courts • Playgrounds • Lake access. The HOA enhances the maintenance-free lifestyle by providing: • Roof Maintenance/Replacement • Lawn and landscaping • Pest control • Exterior Painting • 1 GB fiber internet. Conveniently located near I-75 and I-275, this residence offers quick access to AdventHealth Tampa, PHSC, AdventHealth Center Ice, The Shops at Wiregrass, Tampa Premium Outlets, along with an abundance of dining, shopping, and entertainment. Combining recent mechanical updates, low-maintenance ownership, and Grand Hampton's exceptional amenities, this residence presents an outstanding opportunity to enjoy one of New Tampa's most desirable master-planned communities.

### Key features

|                                                                    |
|--------------------------------------------------------------------|
| LEVELS                                                             |
| Two                                                                |
| LOT                                                                |
| 2,562 sqft                                                         |
| FACES                                                              |
| North                                                              |
| PARKING                                                            |
| 2-car garage, Driveway                                             |
| OUTDOOR                                                            |
| Screened, Rear Porch, Covered                                      |
| COMMUNITY                                                          |
| Gated • Clubhouse, Pool, Playground, Fitness Center, Fishing       |
| HOA COVERS                                                         |
| Pest Control, Maintenance Grounds, Internet, Maintenance Structure |
| PETS                                                               |
| Allowed                                                            |

## Property gallery



## Property gallery



# Property & ownership details

| Home                |                                  |                        |            |
|---------------------|----------------------------------|------------------------|------------|
| Property type       | Townhouse                        | Year built             | 2013       |
| Faces               | North                            | Rooms                  | 7          |
| Building stories    | 2                                | Living area            | 1,988 sqft |
| Total building area | 2,590 sqft                       | Levels                 | Two        |
| Bedrooms            | 3                                | Bathrooms              | 3          |
| Full bathrooms      | 2                                | Half bathrooms         | 1          |
| Cooling             | Central Air                      | Heating                | Central    |
| Lot size            | 2,562 sqft                       | Construction materials | Stucco     |
| Lot features        | Landscaped, City Lot, Cul-De-Sac | Roof                   | Shingle    |

| Accommodation & amenities |                                                                                                            |                 |                                   |
|---------------------------|------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------|
| Appliances                | Disposal, Dryer, Refrigerator, Water Softener, Electric Water Heater, Microwave, Range, Washer, Dishwasher |                 |                                   |
| Flooring                  | Tile, Luxury Vinyl                                                                                         | Laundry         | Inside, Laundry Room, Upper Level |
| Exterior features         | Lighting                                                                                                   | Patio and porch | Screened, Rear Porch, Covered     |

| Parking & access  |                                    |                 |                |
|-------------------|------------------------------------|-----------------|----------------|
| Open parking      | Yes                                | Attached garage | Yes            |
| Garage spaces     | 2                                  | Covered spaces  | 2              |
| Parking features  | Garage Door Opener, Driveway       | Road surface    | Paved, Asphalt |
| Security features | Smoke Detector(s), Gated Community |                 |                |

| Community & HOA          |                                                                    |                         |                                                                                  |
|--------------------------|--------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------------------|
| Primary association      | Melrose Management/ Chris Haines                                   | Primary association fee | \$1,138                                                                          |
| Primary fee frequency    | Quarterly                                                          | Land lease              | No                                                                               |
| Senior community         | No                                                                 | Association amenities   | Tennis Court(s), Clubhouse, Playground, Fitness Center, Pool, Basketball Court   |
| Association fee includes | Pest Control, Maintenance Grounds, Internet, Maintenance Structure | Community features      | Clubhouse, Pool, Playground, Fitness Center, Fishing, Tennis Court(s), Sidewalks |
| Pets allowed             | Yes                                                                |                         |                                                                                  |

| Utilities & services |                                                                                           |
|----------------------|-------------------------------------------------------------------------------------------|
| Utilities            | Cable Available, Water Connected, Phone Available, Electricity Connected, Sewer Connected |

## Price & sale history

Asking price reduced by \$15,000 (4.5%) since first listed.

| Date         | Event                                    | Price     | Change             |
|--------------|------------------------------------------|-----------|--------------------|
| Sep 21, 2026 | <b>Price reduced</b><br>MLS #TB8531674   | \$315,000 | -4.3%<br>-\$14,000 |
| Aug 25, 2026 | <b>Price reduced</b><br>MLS #TB8531674   | \$329,000 | -0.3%<br>-\$1,000  |
| Aug 5, 2026  | <b>Listed for sale</b><br>MLS #TB8531674 | \$330,000 | —                  |
| Jul 11, 2019 | <b>Sold</b><br>MLS #T3174404             | \$223,500 | —                  |
| May 13, 2019 | <b>Listed for sale</b><br>MLS #T3174404  | \$227,900 | —                  |
| Nov 22, 2013 | <b>Sold</b><br>MLS #T2555114             | \$196,000 | —                  |
| Jul 10, 2013 | <b>Price reduced</b><br>MLS #T2555114    | \$199,990 | -7.3%<br>-\$15,750 |
| Feb 11, 2013 | <b>Listed for sale</b><br>MLS #T2555114  | \$215,740 | —                  |

History may be incomplete.

### Stellar MLS / IDX



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Stellar (MFR) data last updated at October 8, 2026 at 4:01 AM EDT